BUCKEYE, AZ

PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

NOTICE OF POSSIBLE QUORUM OF THE BUCKEYE CITY COUNCIL
A MAJORITY OF THE CITY COUNCIL MAY ATTEND THE REGULAR MEETING OF THE BUCKEYE PLANNING AND ZONING COMMISSION BUT NO LEGAL ACTION CAN OR WILL BE TAKEN BY THE CITY COUNCIL.

CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
APRIL 9, 2024
AGENDA

City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326
6:00 p.m.
****Live streaming will be available via YouTube****
The doors will be open to the public at least 15 minutes prior to the start time of the meeting.

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623) 349-6911, 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment.

Voting Members will either attend in person or by telephone conference call or video presentation. Items listed may be considered in any order.

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1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

2. MINUTES

2.A Approval of minutes from the March 26, 2024 Planning and Zoning Commission regular meeting.
Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-6211

3. CONTINUANCE AGENDA

3.A Sundance Station - Site Plan (PLZSP-22-00044) Staff recommends the Planning and Zoning Commission conduct a public meeting and approve a Site Plan located approximately 1,000 feet southwest of the southwest corner of Interstate 10 and Watson Road, subject to Conditions a - x.
Staff Liaison: Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 208-8830

4. REGULAR AGENDA

4.A Copper Falls - CMPA (PLZZ-23-00001) - Hold a public hearing and recommend approval to the Mayor and City Council of a CMPA for a property located at the northwest corner of Miller and

Southern Roads, subject to Conditions a - r.
Staff Liaison: Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 208-8830

5. COMMENTS FROM THE PUBLIC

Any members of the audience may comment on non-agenda items. However, State Open Meeting Law does not permit the Commission to discuss items not specifically on the agenda. The Commission may direct inquiries to City staff.
Action Required: *None*

6. DEPUTY DIRECTOR OF PLANNING REPORT AND SUMMARY OF CURRENT EVENTS

7. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Any regular or alternate Commissioner or Council Liaison may present a brief summary on current events
Action Required: *None; there will be no discussion, deliberation, proposals, or legal action.*

8. ADJOURNMENT

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 04/09/24	**AGENDA ITEM:** 2.A. Approval of minutes
DATE PREPARED: 04/05/24	**DISTRICT NO.:**
STAFF LIAISON: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-6211	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Minutes

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Approval of minutes from the March 26, 2024 Planning and Zoning Commission regular meeting.

SUMMARY

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
03.26.2024.PZC.MinutesDRAFT.pdf

City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326
****Recording of this meeting is available via YouTube****

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL
Chairperson Nick Hudec called the meeting to order at 6:00 p.m.

Members present: Vice Chairperson Ted Burton, Commissioner Gina Ragsdale, Commissioner Deanna Kupcik, Commissioner Anthony DiMascio, Commissioner Ed Sumner, Chairperson Nick Hudec, Alternate Charles Hester, Alternate Les Manuel seated for District 1, Alternate Ryan Belshee, Alternate Douglas McDonald, Alternate Donald Bassler, Alternate Sebastian Trupiano

Members absent: Commissioner Rebecca Puppe

Staff present: Deputy Director of Planning Adam Copeland, Principal Planner Hobart Wingard, Principal Planner Ken Galica, Assistant City Attorney Tosca Henry, Management Assistant Keri Hernandez

2. MINUTES
2A. APPROVAL OF MINUTES FROM THE MARCH 12, 2024 PLANNING AND ZONING COMMISSSION REGULAR MEETING.
A motion was made by Vice Chair Burton and seconded by Commissioner Sumner to approve minutes as presented Approval 7-0. Motion carried.

3. REGULAR AGENDA
3A. DESERT CREEK CMPA (PLZZ-23-00014)
Principal Planner Hobart Wingard presented and was available to answer questions from the Commission.
Applicant Kurt Jones presented and was available to answer questions from the Commission.
A Public Hearing opened at 6:12 p.m.
With there being no comments from the public, the public hearing closed at 6:12 p.m.
A motion was made by Commissioner Kupcik and seconded by Alternate Manuel to recommend approval to City Council conditions ‘a – mm’ as presented. Approval 7-0. Motion carried.

3B. BUCKEYE MEDICAL PLAZA – COMPREHENSIVE SIGN PLAN (PLZDR-23-00029)
Principal Planner Ken Galica presented and was available to answer questions from the Commission.
Commissioner DiMascio asked for confirmation that there will be no sight obstruction with the proposed signage. Mr. Galica confirmed that the sight visibility lines have been confirmed and approved.
A motion was made by Commissioner Ragsdale and seconded by Commissioner DiMascio to approve with conditions ‘a – c’ as presented. Approval 7-0. Motion carried.

3C. CATCLAW SOLAR – SUN VALLEY AREA PLAN AMENDMENT (PLZU-24-0002)
Principal Planner Ken Galica presented and was available to answer questions from the Commission.
Commissioner Ragsdale asked how the land would be restored to original condition after the forty years. Mr. Galica indicated that the after the forty years, equipment would be removed from the land and could then be developed.

Commissioner Sumner asked how many households this project could generate energy for.
Applicant Dave Lundgren indicated that the solar energy could support between one-hundred to two-hundred thousand homes.
A Public Hearing opened at 6:38 p.m.
With there being no comments from the public, the Public Hearing closed at 6:38 p.m.
A motion was made by Commissioner Kupcik and seconded by Vice Chair Burton to recommend approval to City Council with conditions 'a – c' as presented. Approval 7-0. Motion carried.

3D. CATCLAW SOLAR – COMMUNITY MASTER PLAN (PLZZ-23-00009)
Principal Planner Ken Galica presented and was available to answer questions from the Commission.
A Public Hearing opened at 6:39 p.m.
With there being no comments from the public, the Public Hearing closed at 6:39 p.m.
A motion was made by Commissioner Ragsdale and seconded by Vice Chair Burton to recommend approval to City Council with conditions 'a – p' as presented. Approval 7-0. Motion carried.

5. COMMENTS FROM THE PUBLIC
None

6. DEPUTY DIRECTOR OF PLANNING REPORT AND SUMMARY OF CURRENT EVENTS
Mr. Copeland stated that Commissioner orientation and refresher workshop is being planned, and staff is currently reviewing applications for the Alternate Commissioner vacancy.

7. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS
Vice Chair Burton announced the breakfast with Chamber of Commerce on March 27, 2024 with Economic Development as the topic of discussion.

8. ADJOURNMENT
With there being no further business, Chair Hudec adjourned the meeting at 6:43 p.m.

Nick Hudec, Chairperson

ATTEST:

Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true a correct copy of the Planning and Zoning Commission Regular Meeting held on the 26th day of March 2024. I further certify that a quorum was present.

Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 04/09/24	**AGENDA ITEM:** 3.A. Sundance Station - Site Plan - PLZSP-22-00044
DATE PREPARED: 04/05/24	**DISTRICT NO.:** Council District 3
STAFF LIAISON: Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 208-8830	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Continued / Tabled Items

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Sundance Station - Site Plan (PLZSP-22-00044) Staff recommends the Planning and Zoning Commission conduct a public meeting and approve a Site Plan located approximately 1,000 feet southwest of the southwest corner of Interstate 10 and Watson Road, subject to Conditions a - x.

RELEVANT GOALS:
GOAL 3: A Well-Planned Urban Community

ADDITIONAL RELEVANT GOALS:
GOAL 4: Adequate, Well-Maintained and Well-Planned Public Infrastructure

SUMMARY

PROJECT DESCRIPTION:
The applicant proposes a 413-unit for rent residential community on a 30.30-acre site immediately south of I-10 Interstate Highway and west of Sundance Towne Center on Watson Road. The project will feature two (2) different styles of living community including 272 garden style apartments on east side of the existing wash, and 141 built-to-rent (BTR) homes on the west.

BENEFITS:
The subject project will provide further housing options for the residents in Council District 3.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZSP-22-00044 - Sundance Station - Site Plan - Staff Report - 040924.docx
Exhibit A - PLZSP-22-00044 - Sundance Station - Vicinity Map.pdf
Exhibit B - PLZSP-22-00044 - Sundance Station - Narrative.pdf
Exhibit C - PLZSP-22-00044 - Sundance Station - Site Plan.pdf
Exhibit D - PLZSP-22-00044 - Sundance Station - Apartment Elevations.pdf
Exhibit E - PLZSP-22-00044 - Sundance Station - Single and Duplex Elevations.pdf
Exhibit F - PLZSP-22-00044 - Sundance Station - Landscape.pdf

SITE PLAN

Report to the Planning and Zoning Commission

CASE NUMBER:	PLZSP-22-00044
TITLE:	Sundance Station Site Plan
MEETING DATE:	April 9, 2024

Applicant/Owner:	Jay Hicks of Dig Studios, Inc. on behalf of Ed Gorman of Sundance Village LLC
Request:	Site Plan for construction of a 413 unit rental community consisting of garden style apartments, duplexes, and single-family units
District	Council District 3
Location:	Generally located approximately 1,000 feet southwest of the southwest corner of Interstate 10 and Watson Road
Site size:	Approximately 30.30 acres
Density:	13.63 dwelling units per acre (du/ac)
Public input:	None received
Recommendation:	Staff recommends the Planning and Zoning Commission approve the subject site plan subject to Conditions a) through x).

PROJECT DESCRIPTION

1. Jay Hicks of Dig Studios, Inc. on behalf of Ed Gorman of Sundance Village LLC, is requesting a site plan approval on 30.30 acres generally located approximately 1,000 feet southwest of the southwest corner of Interstate 10 and Watson Road.

2. The applicant proposes a 413-unit for rent residential community on a 30.30 acre site immediately south of I-10 Interstate Highway and west of Sundance Towne Center on Watson Road. The project will feature two (2) different styles of living community including 272 garden style apartments on east side of the existing wash, and 141 built-to-rent (BTR) homes on the west.

3. A plat is also proposed to split the apartments from the BTRs. Access to each community will located central to the project at the internal roundabout.

AREA CONTEXT

Table 1: Existing Land Use, General Plan Designation, and Zoning District

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Master Planned Community	Planned Community (PC)
North	Interstate 10	Open Space	Planned Community (PC)
South	Single Family Residential, School, and Commercial	Master Planned Community	Planned Community (PC)
East	Commercial	Master Planned Community	Planned Community (PC)
West	Single Family Residential	Master Planned Community	Planned Community (PC)

PUBLIC PARTICIPATION

4. The applicant has advertised in accordance with Section 8 of the Development Code via mailed notice to those property owners within 300 feet of the subject site. The notice of application was mailed on February 25, 2023. To date, staff has not received any inquiries regarding the project.

BACKGROUND

5. June 1, 1990: The Mayor and Town Council approved an annexation of this and surrounding lands under Ordinance 5-90.

6. October 4, 2000: The Mayor and Town Council approved a Rezone for the subject and surrounding properties to Planned Community (PC) under Ordinance 86-00.

7. October 4, 2000: The Mayor and Town Council approved a Community Master Plan (CMP) for Sundance under Ordinance 86-00.

8. January 26, 2024: City Staff administratively approved a CMP amendment for Sundance CMP to modify setbacks for the subject multifamily community under Case PLZZ-22-00028.

9. March 12, 2024: The Planning and Zoning Commission held a public meeting regarding the multifamily project and, because of concerns with access and traffic, was continued indefinitely.

ANALYSIS

10. The Sundance CMP identifies the subject property as being an Employment designation. Multifamily is typically allowed within the Residential designation, but the Employment section of the CMP allows *"All uses permitted in the commercial land use designation."* Additionally, The Commercial designation allows *"All uses permitted in the Residential land use designation."* Through these allowances, multifamily uses are permitted by the CMP in the Employment land use designation."

11. The site developed is greater than 75,000 sq. feet therefore requires a review, discussion and decision at a Planning and Zoning Commission public meeting.

Circulation

12. Primary and Secondary access to the property is obtained from dual drives from Watson Road. The two (2) drives have access easements from the commercial properties to the east, and will be located on either side of the existing Lowe's Home Improvement Center on Watson Road. These drives are lined with sidewalks and landscaping to distinguish them from the surrounding parking lot areas.

13. As shown on the graphic below, there are four (4) access points to the proposed multifamily facility:

    a. #1 – Emergency entrance located of the route of the #2 secondary entry providing emergency access to the northernmost apartment buildings

    b. #2 – Secondary access located along the northern edge of the Lowe's home improvement facility. This drive leads to a right in / right out access point on Watson Road.

c. #3 – Primary access located on the southern edge of the Lowe's facility. This drive leads to a signalized intersection with Watson Road.

d. #4 – Emergency Entrance located on the southern portion of the project area. This drive extends southeasterly to a right in / right out intersection with Watson Road.

Open space / Trails

14. An existing wash traverses the site from the north to the south, and has several mature trees and dense vegetation within. The wash will be enhanced, serving as a linear park, as well as retaining the natural drainage corridor. A six (6) foot wide multi-use trail traverses along the existing desert wash and a ten (10) foot wide concrete secondary path

along WAPA Easement that will provide regional recreational opportunities for pedestrians and cyclists, and adhere to the Sundance CMP master trails plan. Overall open space totals 12.6 acres (41.6% of site area), including 6.8 acres of active amenities including open space, pool and park amenities, trails, shaded walkways, and shared courtyards.

Architecture

15. Modus Development is known around the valley for urban and modern design and this project is no exception. The elevations, as illustrated on Exhibit D, create a cohesive modern-contemporary design with a variety physical and visual articulation throughout.

    The garden style apartment community consists of (6) three-story buildings and (2) four-story buildings with an elevator. The eight apartment buildings will provide (100) 1-bedroom and (156) 2-bedroom and (16) 3-bedroom units. The units range in size from 700 square feet for 1-bedroom, 1,098 square feet for 2-bedroom and to 1,297 square feet for 3-bedrom.

    The BTR residential design is a combination of single-story (24) 1-bedroom duplex units, (47) single-story detached 2-bedroom units, and (70) two-story 3-bedroom duplex units. The units ranging in size from 750 square feet for one-bedroom, 1,050 square feet for two-bedroom and to 1,440 square feet for three-bedroom excluding the one-car garage ready for electric vehicle charging. Three elevations, with three color schemes are provided for each BTR building type. Additionally, no home elevation will be located adjacent to the same home elevation.

Parking

16. The BDC requires multifamily parking at the rate of one (1) space for every one (1) bedroom unit, and one and one half (1½) spaces for each two (2) bedroom unit. Additionally one (1) guest space must be provided for each five (5) units. Utilizing these regulations, the Buckeye Village project is required to provide 394 spaces. The applicant is providing 399 spaces, five (5) spaces more than what is minimally required.

Schools

17. The developer is working on providing the City a statement from the Buckeye Union High School District and Buckeye Elementary School District regarding adequate facilities for the anticipated student load generated by the development.

Infrastructure

18. Water and sewer are provided by the City of Buckeye and to be constructed by the developer as per the terms of the water and sewer reports, adhering to the latest City of Buckeye design standards and conditions. Existing utility lines, with capacity, are located in Watson Road and extend westward to the site.

RECOMMENDATION

19. Staff recommends the Planning and Zoning Commission approve the subject Site Plan subject to Conditions a) through x) of PLZSP-22-00044 for the following reasons:

- Conformance with General Plan
- Conformance with Development Code
- All outstanding issues from reviewing departments will be addressed at improvement and building plans (Engineering, Fire, Public Works, Water Resources, and Development Services).

a) Development of the property shall be in general conformance with the site plan titled "Modus Companies Sundance Station", consisting of 21 pages, dated December 4, 2023, and stamp received December 5, 2023, except as modified by the following conditions/stipulations.

b) Development of the Apartments shall be in general conformance with the elevations titled "Sundance Apartments", consisting of 26 pages, dated August 30, 2023, and stamp received December 5, 2023, except as modified by the following conditions/stipulations.

c) Development of the single and duplex units shall be in general conformance with the elevations titled "Sundance Station", consisting of 31 pages, dated September 25, 2023, and stamp received December 5, 2023, except as modified by the following conditions/stipulations.

d) The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as a result of this approval.

e) All trash shall be collected through a City of Buckeye licensed trash hauler, including construction debris. Trash enclosures shall be in accordance with City of Buckeye Standards.

f) All projects are required to meet the most current adopted City of Buckeye (COB) Engineering Design Standards (EDS) as well as the most recent adopted MAG standards and specifications.

g) This project is subject to a Parkway Maintenance Improvement District (MID) formed pursuant to Arizona Revised Statute § 48-574 and in accordance with City of Buckeye Ordinance 42-06 and a Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. These shall be established prior to the recordation of the first Final Plat, Minor Subdivision, MOD, or any other related land division. Contact Jennifer Russo (jrusso@buckeyeaz.gov) with the City's Public Works department to begin establishing these improvement districts.

h) Prior to Final Plat recordation, all final civil construction plans and reports including landscaping, irrigation and all lighting improvement plans, shall be reviewed and approved by the City of Buckeye.

i) The Applicant will submit an electronic CAD and GIS file with full construction documents of the development to the City upon Final Plat approval in order to maintain current street records and assist in emergency dispatch and response.

j) Prior to Final Plat recordation, the City shall approve all engineering and construction plans and reports for the required infrastructure for the project.

k) At the time of improvement plan submittal, the Property Owner/Developer shall provide a comprehensive Drainage Master Plan, which addresses all on-site, half street and off-site drainage and redistribute it in a like manner and location to existing conditions. The Drainage Master Plan shall also identify the method by which existing 100-year floodplains will be mitigated.

l) The Owner/Developer shall submit a Traffic Impact Analysis at the time of Preliminary Plat or Site Plan for review and approval by the City. The Site Plan shall make all accommodations to comply with the final approved Traffic Impact Analysis.

m) Prior to permit issuance, the Property Owner/Developer shall obtain approval from the applicable utility interests for easement location and width, as required for utility purposes.

n) Prior to the issuance of a Building Permit, the Property Owner/Developer shall pay a pro rata share, based on acreage, of the cost of up to nine (9) future traffic signals to be installed within this section of land. The sectional contribution is to be based on the following allocation of costs: (i) 25 percent share of four (4) possible signals at arterial street intersections; (ii) 50 percent share of four (4) possible signals at half-mile collector street intersections or project entries; and (iii) 100 percent share of one (1) possible signal internal to this project. The cost shall be based on an anticipated signal cost as determined by the City.

o) A bi-directional WB-50 truck routing, including wheel paths, is required to be shown for all driveways, drive isles, streets and other access ways. The diagram is required to have a continuous drive path and line segments are not allowed. This includes a 2-foot shy distance to the curbs.

p) At the time of Improvement Plan submittal, the Property Owner/Developer shall submit for review and approval a Sewer Master Plan, which provides sizing calculations for all on-site and off-site sewers.

q) Prior to permit issuance, the Property Owner/Developer shall submit to the City for review and approval Water Master Plans.

r) The Property Owner/Developer is responsible for providing water at the project for construction purposes including obtaining the necessary water rights for the water supply to be used for construction purposes. This includes utilizing non-potable water for construction before using City potable water.

s) The Property Owner/Developer shall allocate any surface water rights to the City prior to the issuance of any building permits.

t) All onsite fire lines servicing multiple sprinklered buildings shall be installed with a double check backflow prevention device where jurisdiction goes from public to private.

u) All comments on the fourth review (4R) of the PLZSP-22-00044 Sundance Station site plan will be fully enforceable.

v) The Property Owner/Developer shall video the Sundance Towne Center private sewer system to determine compliance with approved as-builts and confirm routing of sewage to the public sewer system.

w) Prior to permit issuance, the status of the existing 404 wash as shown on the Site Plan shall be confirmed through coordination with the US Army Corps of Engineers. The Final Drainage Report shall include a discussion on any existing Section 404 wash designations and necessary procedures to modify existing conditions of Section 404 washes.

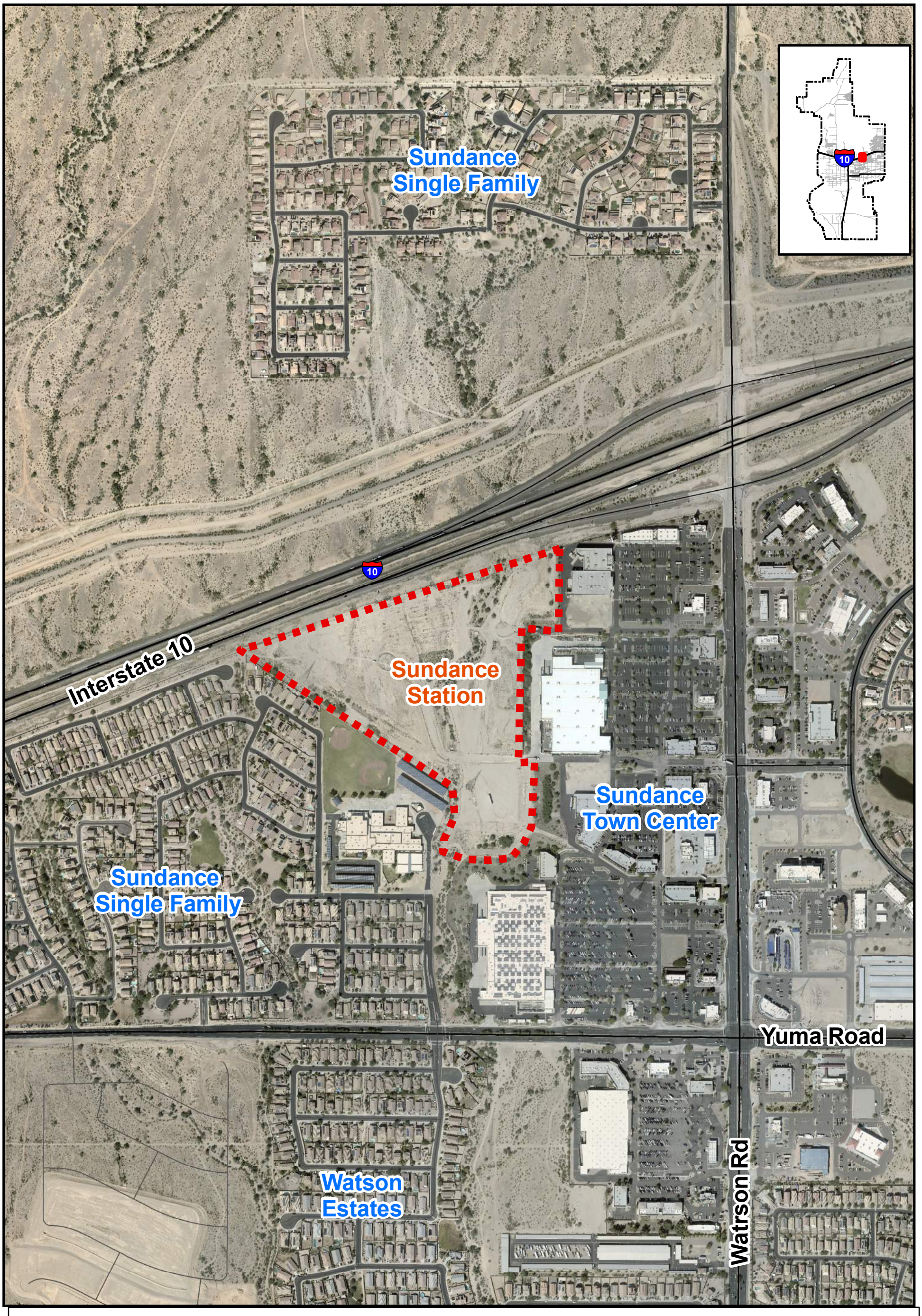
x) The Owner/Developer shall construct a sound wall to the ultimate ADOT sound requirements for current and future freeway lanes. The height of this sound wall shall be determined by recommendation of the Noise Analysis. The sound wall shall be placed on private property unless otherwise determined by ADOT. Coordination with ADOT shall determine ultimate height, location, and aesthetics of the sound wall.

ATTACHMENTS

Exhibit A – Vicinity Map
Exhibit B – Applicant Narrative
Exhibit C – Site Plan
Exhibit D – Apartment Elevations
Exhibit E – Single and Duplex Elevations
Exhibit F – Conceptual Landscape

Prepared by:
Bart Wingard, Principal Planner

Reviewed By:
Adam Copeland, Deputy Director of Planning



VICINITY MAP

BUCKEYE, AZ

PLZSP-22-00044
Sundance Station Multifamily
City Council District 3

N W E S

3R PLZSP-22-00044 RECEIVED SEPT 25 2023 WD

MODUS
DEVELOPMENT

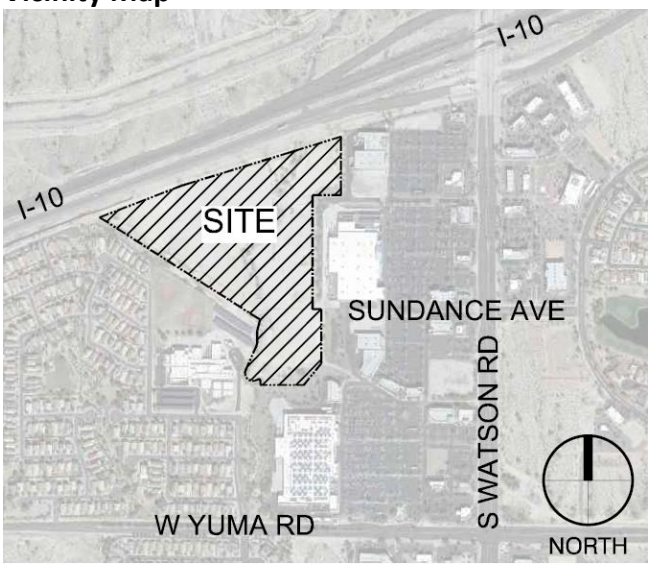
Sundance Station

Community Development

SITE PLAN SUBMITTAL
PROJECT NARRATIVE
September 6, 2023

Submitted by:	**Owner**	**Planner/Landscape Architect**
Dig Studio, Inc.	**MODUS Development**	**Dig Studio, Inc.**
Contact: Jay Hicks	Ed Gorman	Jay Hicks
jay@digstudio.com	ed@moduscompanies.com	jay@digstudio.com
602-363-1890	602-421-2221	602-363-1890

Project Address: 700 S Watson Rd, Buckeye, AZ 85326
APN: 504-19-007V, 504-19-973, & 504-19-974
Vicinity Map

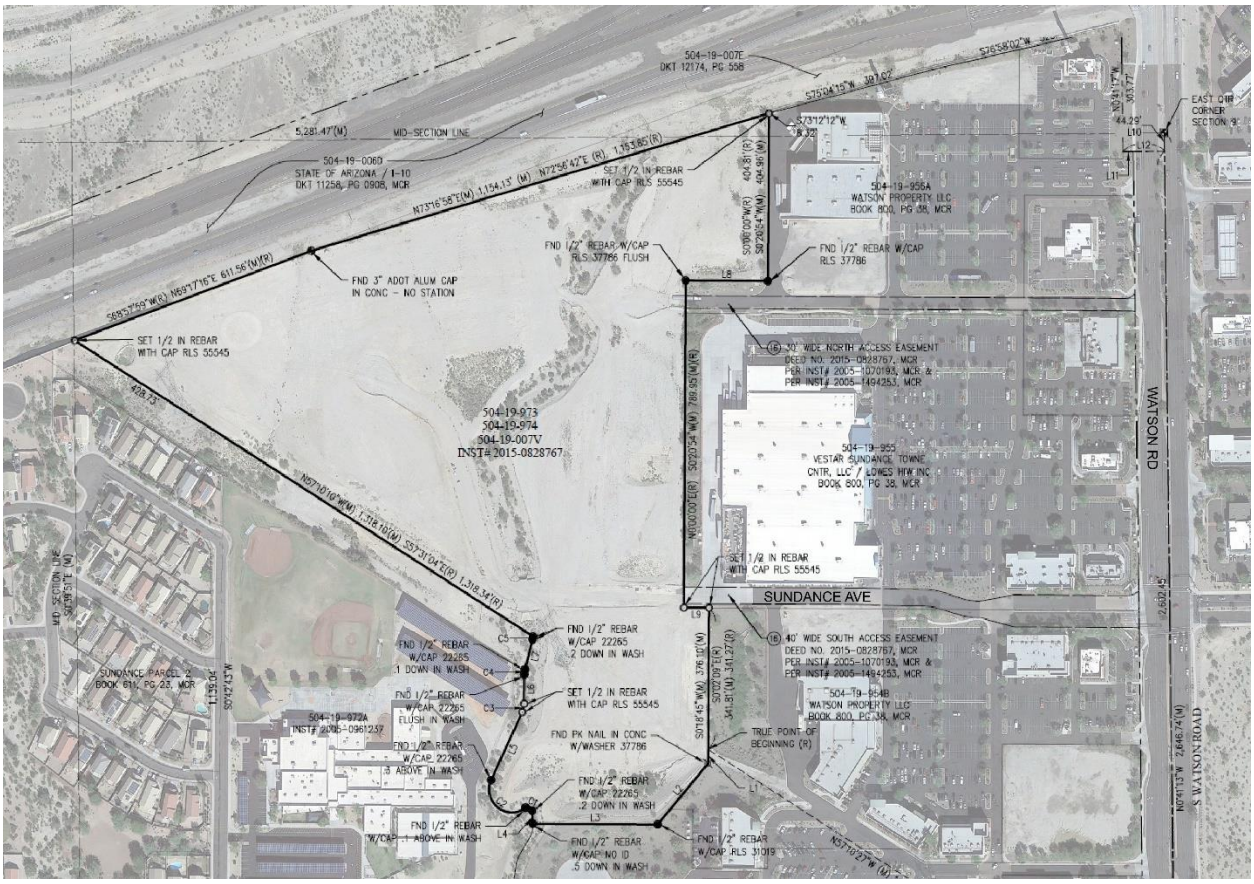


City of Buckeye Case #PLZSP-22-00044

General

MODUS Development is a Scottsdale-based real estate investment and development company known for award-winning residential projects that are modern, urban, and smart.

MODUS Development is proposing to develop a new 413-unit for rent residential community on a 30.3-acre site immediately south of I-10 Interstate Highway and west of Sundance Towne Center on 700 S Watson Rd. The new project will feature two different styles of living community – garden style apartments on east side of the existing wash, and built-to-rent (BTR) homes on the west.



Project Site

The Site

The property is located within Section 9, Township 1 North, Range 3 West of the Gila and Salt River Meridian, Maricopa County, Arizona. The site is approximately 30.3 acres and has an irregular shape which generally slopes from north to south. The estimated acreage of 30.3 includes APN's 504-19-973, 504-19-974 and 504-19-007V. The site is bounded on the north by Interstate I-10, on the east and south by Sundance Towne Center, a commercial development, and on the southwest by Sundance Parcel 2, a single-family subdivision, and Buckeye School District (Sundance Elementary School).

Located in the center of the site is a major wash with two existing box culvert crossings. Pads and roadway subgrades have been graded on both sides of the wash with retention basins constructed throughout the site. The largest of all retention basins is located south of the Western Area Power

Administration (WAPA) Easement. Interstate I-10 abuts the property along the entire north end of the site. An existing wire fence separates the ADOT property and does provide for restricted access to Interstate I-10. Major access to the proposed community will be from W Sundance Ave. The secondary access will be from Watson Road and through the drive immediate north of Lowe's Home Improvement Store. Along the southern portion of the site and traversing in a southeasterly direction is the Western Area Power Administration (WAPA) Easement. This WAPA Easement acts as a buffer between this site and the Buckeye School District. An agreement with WAPA is required for construction within their easement. The agreement will be initiated during the improvement phase of the project.

Sundance Towne Center, located to the east, is a commercial development that fronts Watson Road. This site was started in 2005 with improvements completed sometime thereafter. During 2005 there were two reciprocal easements of importance that were recorded between the Sundance Towne Center development and the owners of the proposed commercial site. These easements are as follows:

- Declaration of Easement, recorded, as 2005-1070191 and recorded 2005-1494253, of Official Records. This perpetual access easement for pedestrian and vehicular ingress and egress purposes was recorded over portions of the Sundance Towne Center. The instrument was recorded on July 28th of 2005. The Grantor was Vestar Sundance Commercial, LLC and the Grantee was Vestar Sundance Towne Center, LLC. The recording of this instrument gave access from Watson Road to the proposed community in two (2) locations.

- Drainage Easement, recorded, as 2005-1614466, of Official Records. This perpetual easement for Storm Drainage and Retention purposes was recorded over a portion of the proposed residential site. The instrument was recorded on October 26th of 2005. The Grantor was Arcadia Ranch, LLC and the Grantee was Vestar Sundance Towne Center, LLC. The recording of this instrument provided the necessary area for drainage and retention of storm water run-off from the Sundance Towne Center development. This recording also gave the Grantor the right to relocate the drainage and retention basin to another location, providing proper notice was given, and within the same property boundary.

As a note to the drainage requirements, the I-10 / Watson TI drains to the south basin. Though no changes in the drainage pattern is proposed, any modification will be coordinated with ADOT.

Due to time constraints not all utility maps were received for this project. Based on surrounding improvements it appears feasible to serve the site with dry utilities. However, final determination cannot be made until all utility maps are accounted for.

The Site is located within a FEMA Zone X, and the site will be designed retain the 100-year 6-hour storm event. A drainage report will be submitted under a separate cover.

City and State Agencies have strict guidelines with regards to plant salvage. The existing site area vegetation will remain in-place or be salvage for use in the general landscaping of the site. Salvage of native plant material will conform to the requirements of the City and Arizona Native Plant Laws.

With regards to zoning and land use designation, the site is currently zoned as Planned Community and is within the Sundance Master Planned Community. According to Sundance Master Planned Community, the land use is currently Employment. Per the CMP, the Employment land use designation permits Residential land use (Sundance Community Master Plan, Page II-8, Approved 01/15/2008).

Sundance Towne Center

Western Area Power Administration (WAPA) Easement

The Concept Site Plan

The project features two different styles of living community – 272 garden style apartments and 141 build-to-rent (BTR) units in form of single-family and duplexed home within the 30.3 acres for a total density of 13.6 dwelling units per acre (DU/AC).

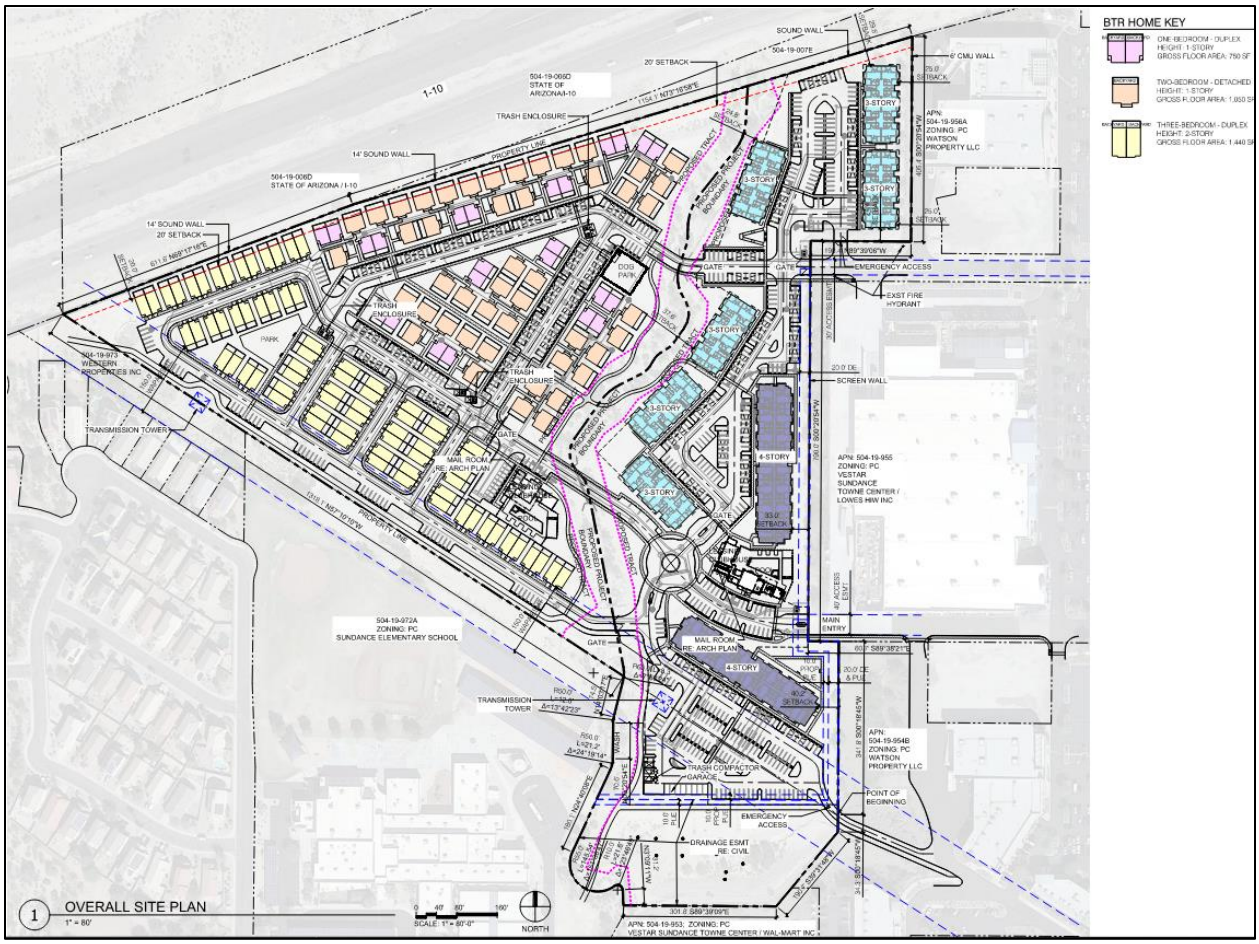
The site will undergo a subdivision to create two separate projects – the Garden Apartments on the east and Build-to-rent (BTR) on the west. The Garden Apartments will cover an area of 15.0 acres and will have a total of 272 units resulting in density of 18.1 dwelling units per acre (DU/AC). The BTR project will occupy 15.3 acres and will have 141 units resulting in density of 9.2 DU/AC.

The access to each community split near the entry round-about and will be gated separately. Upon entry into each community, the pool amenity is the focal point, as well as the community clubhouse and leasing office building.

Parking for the BTR is equally distributed throughout the site. Due to the parcel configuration of the apartment site, and to meet the parking requirements, a large parking area has been located on the

south end of the site. To aid residents, (1) short-term delivery parking space has been identified for the each of the 3-story apartments and (2) short-term delivery parking spaces at the 4-story unit. The south 4-story apartment does not have a delivery space due to its proximity to the south parking lot. The short-term parking is to provide convenience parking close to their units for grocery and furnishings delivery.

The existing wash traverses the site from the north to the south, and has several mature trees and dense vegetation within it. We will evaluate the area vegetation and improve the wash outside of the 404 designation, serving as a linear park, as well as retaining the natural drainage corridor. A 6' multi-use trail traverses along the existing desert wash and a 10' concrete secondary path along WAPA Easement that will provide recreational opportunities for pedestrians and cyclists, and adhere to the Sundance CMP master trails plan. Note, WAPA does not allow trees within their easement. Overall open space totals 12.6 acres (41.6% of site area), including 6.8 acres of active amenities (open space, pool and park amenities, trails, shaded walkways, and shared courtyards).



Concept Site Plan

The Architecture

The garden style apartment community consists of (6) three-story buildings and (2) four-story buildings with an elevator. The eight apartment buildings will provide (100) 1-bedroom and (156) 2-bedroom and

(16) 3-bedroom units. The units range in size from 700 square feet for 1-bedroom, 1,098 square feet for 2-bedroom and to 1,297 square feet for 3-bedrom.

The BTR residential design is a combination of single-story (24) 1-bedroom duplex units, (47) single-story detached 2-bedroom units, and (70) two-story 3-bedroom duplex units. The units ranging in size from 750 square feet for one-bedroom, 1,050 square feet for two-bedroom and to 1,440 square feet for three-bedroom excluding the one-car garage ready for electric vehicle charging. Three elevations, with three color schemes are provided for each BTR building type. Additionally, no home elevation will be located adjacent to the same home elevation.

Preliminary Water and Sewer Demand Summary

Residential use is proposed for the entire site. The site will undergo a subdivision to create two separate projects – the Garden Apartments on the east and Build-to-rent (BTR) on the west. The Garden Apartments will cover an area of 15.0 acres and will have a total of 272 units resulting in density of 18.1 dwelling units per acre (DU/AC). The BTR project will occupy 15.3 acres and will have 141 units resulting in density of 9.2 DU/AC.

According to City engineering standards, for High Density Residential use, average day water demand is 283 gallons, and average daily flow of wastewater is 200 gallons per unit. Based on the proposed use and City engineering standards, the proposed daily water demand is 116,879 gallons, and wastewater flow is 82,600 gallons.

Details of home unit summary and City engineering design criteria are shown as below:

Home Unit Summary

	1-Bedroom	2-Bedroom	3-Bedroom	Total
Garden Apartments	100	156	16	272
Built-to-rent (BTR)	24	47	70	141

Average Day Water Demand (3-1.202 Design Criteria, Table 1)

Land Use	Capita/DU	Use	Total Use	Unit
High Density (Greater than 8 DU/AC)	2.5	113	283 gallons	Per unit

Wastewater Design Flow Criteria (4-1.202 Design Criteria, Table 1)

Land Use		Average Daily Flow
High Density Residential (8 or more units per acre)	Use 2.5 persons per dwelling unit	80 Gallons per person per day (200 Gallons/Unit)

Project Timing

Once we receive approval, we will move toward permitted plans and construction. We anticipate start of construction in Spring 2024.

Street Light Improvement District

A Streetlight Improvement District (SLID) is required, which will encompass the development and Sundance elementary School (as an exempt property) to the centerlines of S 238th Lane and W Hadley Street.

Maintenance Improvement District (MID)

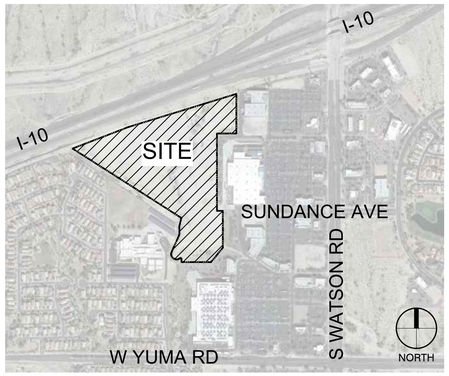
A Maintenance Improvement District is required due to the presence of the planned improved wash through the property.

End of Narrative

4R PLZSP-22-00044 RECEIVED DEC 05 2023 AL

SUNDANCE STATION

VICINITY MAP (NOT TO SCALE)



TEAM INFORMATION

OWNER:
SUNDANCE VILLAGE, LLC
ED GORMAN
7147 E. RANCHO VISTA DR., STE B01
SCOTTSDALE, AZ 85251
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E:ed@moduscompanies.com

DEVELOPER:
MODUS DEVELOPMENT
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E:chris@moduscompanies.com

PLANNER/LANDSCAPE ARCHITECT:
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CIVIL:
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RYAN H. RAAB, PE
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E: rraab@Huitt-Zollars.com

FELTEN GROUP
ANDREW WHEELER
18325 N. ALLIED WAY #200
PHOENIX, AZ 85054
P: 602.867.2500
E: Andrew.Wheeler@Feltengroup.com

GENERAL INFORMATION

PROJECT ADDRESS:
700 SOUTH WATSON ROAD, BUCKEYE, AZ 85326

PARCEL NUMBER:
APN: 504-19-007V, 504-19-973, & 504-19-974

ZONING:
PLANNED COMMUNITY (PC) WITH THE SUNDANCE CMP OVERLAY

SUNDANCE CMP DESIGNATED LAND USE:
EMPLOYMENT

SITE DEVELOPMENT INFORMATION

LOT AREA
NET AREA: 1,320,252 SF OR 30.309 ACRES (AS SURVEYED)
GROSS AREA: SAME AS NET AREA

REQUIRED SETBACK

PERIMETER SETBACK	MAX. BUILDING HEIGHT
20 FEET	30 FEET
24 FEET	35 FEET
28 FEET	45 FEET

LAND USE
EXISTING LAND USE: VACANT
PROPOSED LAND USE: RESIDENTIAL
SURROUNDING USE: INTERSTATE I-10 TO THE NORTH, COMMERCIAL TO THE EAST, AND SINGLE-FAMILY RESIDENTIAL AND SCHOOL DISTRICT TO THE SOUTHWEST.

PROPOSED DENSITY
THE SITE WILL UNDERGO A SUBDIVISION TO CREATE TWO SEPARATE PROJECTS - THE GARDEN APARTMENTS ON THE EAST AND BUILD-TO-RENT (BTR) ON THE WEST. THE GARDEN APARTMENTS WILL COVER AN AREA OF 15.0 ACRES AND WILL HAVE A TOTAL OF 272 UNITS RESULTING IN DENSITY OF 18.1 DU/AC. THE BTR PROJECT WILL OCCUPY 15.3 ACRES AND WILL HAVE 141 UNITS RESULTING IN DENSITY OF 9.2 DU/AC.

BUILDING COVERAGE
PROPOSED: 247,612 SF (5.7 AC)

STREET INFORMATION

STREET NAME	FUNCTION CLASS
WATSON RD	MAJOR ARTERIAL
SUNDANCE AVE	LOCAL

DEVELOPMENT DATA

BUILD-TO-RENT

SITE DATA	AREA (SF)	PERCENTAGE
LOT AREA	665,511	100.0%
BUILDING COVERAGE	140,152	21.1%
VEHICULAR ACCESS	160,480	24.1%
PRIVATE YARDS	40,900	6.1%
SITE ENHANCEMENT	323,979	48.7%
(AMENITIZED OPEN SPACE)	(157,433)	(23.6%)

PARKING SUMMARY	REQUIRED	PROVIDED
STANDARD PARKING	250	231
GARAGE PARKING	-	70
ADA PARKING	-	2
EV PARKING	13	14
TOTAL	263	282

BUILDING SUMMARY	BUILDING DATA			BUILDING COVERAGE	
	# OF BUILDING	UNIT/BUILDING	UNIT TOTAL	COVERAGE (SF)	TOTAL COVERAGE (SF)
1-BEDROOM DUPLEX	12	2	24	1,624	19,488
2-BEDROOM DETACHED	47	1	47	1,162	54,614
3-BEDROOM DUPLEX	35	2	70	1,790	62,650
LEASING/CLUB HOUSE	1	-		3,400	3,400
TOTAL	**95**		**141**		**140,152**

*NOTES:
1. THE SITE PLAN PROVIDED (14) EV PARKING STALLS, PLUS (70) THREE-BEDROOM HOMES WITH GARAGE READY FOR EV CHARGING.
2. GARAGE PARKING SPACES COUNT FOR HALF

TOTAL PARKING REQUIRED: 263 INCLUDING (5) PERCENT EV PARKING
1/STUDIO OR ONE-BEDROOM UNIT
1.5/TWO-BEDROOM UNIT
2/THREE-BEDROOM UNIT
1 GUEST/5UNITS

APARTMENTS

SITE DATA	AREA (SF)	PERCENTAGE
LOT AREA	654,736	100.0%
BUILDING COVERAGE	107,460	16.4%
VEHICULAR ACCESS	195,495	29.9%
SITE ENHANCEMENT	351,781	53.7%
(AMENITIZED OPEN SPACE)	(138,366)	(21.1%)

PARKING SUMMARY	REQUIRED	PROVIDED
STANDARD PARKING	394	399
GARAGE PARKING	-	8
ADA PARKING	8	10
EV PARKING	21	22
TOTAL	423	435

BUILDING SUMMARY	BUILDING DATA			BUILDING COVERAGE	
	# OF BUILDING	UNIT/BUILDING	UNIT TOTAL	COVERAGE (SF)	TOTAL COVERAGE (SF)
3-STORY APARTMENT	6	24	144	9,800	58,800
4-STORY APARTMENT	2	64	128	20,540	41,080
LEASING/CLUB HOUSE	1			5,320	5,320
MAINTENANCE	1			400	400
GARAGE	1			1,860	1,860
TOTAL	**11**		**272**		**107,460**

*NOTE: GARAGE PARKING SPACES COUNT FOR HALF

TOTAL PARKING REQUIRED: 423 INCLUDING (5) PERCENT EV PARKING AND (2) PERCENT ADA PARKING
1/STUDIO OR ONE-BEDROOM UNIT
1.5/TWO-BEDROOM UNIT
2/THREE-BEDROOM UNIT
1 GUEST/5UNITS

LEGAL DESCRIPTION

PARCEL 1:

THAT CERTAIN PARCEL OF LAND IS LOCATED IN THE EAST HALF OF SECTION 9, TOWNSHIP 1 NORTH RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. THE PARCEL IS BOUNDED AS FOLLOWS:

ON THE NORTH BY INTERSTATE HIGHWAY 10, AS DEDICATED IN DOCKET 10599, PAGE 165, AND IN DOCKET 11258, PAGE 905, AND IN DOCKET 12174, PAGE 558, MARICOPA COUNTY RECORDS.

ON THE EAST AND SOUTH BY SUNDANCE TOWNE CENTER, AS RECORDED IN BOOK 800 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS.

ON THE WEST BY SUNDANCE PARCEL 2, AS RECORDED IN BOOK 611 OF MAPS, PAGE 23, MARICOPA COUNTY RECORDS, AND BY THAT PARCEL OF LAND CONVEYED TO BUCKEYE ELEMENTARY SCHOOL DISTRICT IN INSTRUMENT RECORDED DECEMBER 23, 2003, IN RECORDING NO. 2003-1723966, MARICOPA COUNTY RECORDS.

THE PARCEL IS ALL OF THAT CERTAIN PARCEL DESCRIBED AS "PARCEL I - COMMERCIAL SUNDANCE" IN INSTRUMENT RECORDED IN RECORDING NO. 2005-1070191, MARICOPA COUNTY RECORDS, AND BEING ALL OF THAT CERTAIN PARCEL DESCRIBED AS "PARCEL I - COMMERCIAL SUNDANCE" IN INSTRUMENT RECORDED IN RECORDING N. 2005-1070191, MARICOPA COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 9 BEARS NORTH 01 DEGREES 01 MINUTES 50 SECONDS WEST, 2,646.45 FEET.

THENCE NORTH 01 DEGREES 01 MINUTES 50 SECONDS WEST, ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, 429.67 FEET.

THENCE NORTH 57 DEGREES 31 MINUTES 04 SECONDS WEST, 1,342.96 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE WESTERLY LINE OF THE AFORESAID SUNDANCE TOWNE CENTER.

THENCE ALONG SAID WESTERLY LINE, THE FOLLOWING COURSES AND DISTANCES:

THENCE SOUTH 00 DEGREES 02 MINUTES 09 SECONDS EAST, 34.45 FEET.

THENCE SOUTH 39 DEGREES 10 MINUTES 54 SECONDS WEST, 190.92 FEET TO A POINT ON THE NORTH LINE OF LOT 1 OF SAID AFORESAID SUNDANCE TOWNE CENTER.

THENCE SOUTH 89 DEGREES 59 MINUTES 57 SECONDS WEST, ALONG SAID NORTH LINE OF LOT 1, 301.61 FEET TO A POINT ON THE EAST LINE OF AFORESAID SUNDANCE PARCEL 2.

THENCE ALONG SAID EAST LINE, THE FOLLOWING COURSES AND DISTANCES:

THENCE NORTH 03 DEGREES 29 MINUTES 16 SECONDS WEST, 31.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 86 DEGREES 30 MINUTES 44 SECONDS WEST, 10.00 FEET.

THENCE NORTHEASTERLY, WESTERLY, AND SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 123 DEGREES 46 MINUTES 49 SECONDS, AN ARC DISTANCE OF 21.60 FEET TO THE BEGINNING OF A COMPOUND REVERSE CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 37 DEGREES 16 MINUTES 05 SECONDS WEST, 55.00 FEET.

THENCE SOUTHWESTERLY, WESTERLY, AND NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 151 DEGREES 36 MINUTES 47 SECONDS, AN ARC DISTANCE OF 145.54 FEET TO A POINT OF TANGENCY.

THENCE NORTH 24 DEGREES 20 MINUTES 42 SECONDS EAST, 180.89 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, WHOSE RADIUS POINT BEARS NORTH 65 DEGREES 39 MINUTES 18 SECONDS WEST, 50.00 FEET;

THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24 DEGREES 19 MINUTES 14 SECONDS, AN ARC DISTANCE OF 21.22 FEET TO A POINT OF TANGENCY.

THENCE NORTH 0 DEGREES 01 MINUTES 28 SECONDS EAST, 70.60 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 89 DEGREES 58 MINUTES 32 SECONDS EAST, 50.00 FEET;

THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13 DEGREES 42 MINUTES 23 SECONDS, AN ARC DISTANCE OF 11.96 FEET TO A POINT OF NON-TANGENCY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE AFORESAID BUCKEYE ELEMENTARY SCHOOL DISTRICT PARCEL.

THENCE NORTH 13 DEGREES 43 MINUTES 51 SECONDS EAST, 74.47 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 76 DEGREES 16 MINUTES 09 SECONDS WEST, 50.00 FEET;

THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07 DEGREES 57 MINUTES 26 SECONDS, AN ARC DISTANCE OF 8.33 FEET TO A POINT OF NON-TANGENCY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE AFORESAID BUCKEYE ELEMENTARY SCHOOL DISTRICT PARCEL.

THENCE NORTH 57 DEGREES 31 MINUTES 04 SECONDS WEST, ALONG SAID NORTH LINE AND THE NORTH LINE OF THE AFORESAID SUNDANCE PARCEL 2, 1,318.34 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10;

THENCE ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 68 DEGREES 57 MINUTES 59 SECONDS EAST, 611.56 FEET;

THENCE NORTH 72 DEGREES 56 MINUTES 42 SECONDS EAST, 1,153.85 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF LOT 4 OF AFORESAID SUNDANCE TOWNE CENTER;

THENCE ALONG THE WEST LINE OF SAID SUNDANCE TOWNE CENTER, THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, 404.81 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 198.37 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 789.95 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 15 SECONDS EAST, 60.66 FEET;

THENCE SOUTH 00 DEGREES 02 MINUTES 09 SECONDS EAST, 341.27 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT ALL OF THE OIL AND GAS AS RESERVED IN THE PATENT TO SAID LAND.

PARCEL 2:

A PERPETUAL, NON-DELEGABLE, NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION OF EASEMENT RECORDED JULY 28, 2005, AS 2005-1070191, OF OFFICIAL RECORDS.

GENERAL NOTE

- SIGN REGULATIONS, PARKING REGULATIONS, AND ADDITIONAL REQUIREMENTS SHALL CONFORM TO THE CITY OF BUCKEYE DEVELOPMENT CODE.

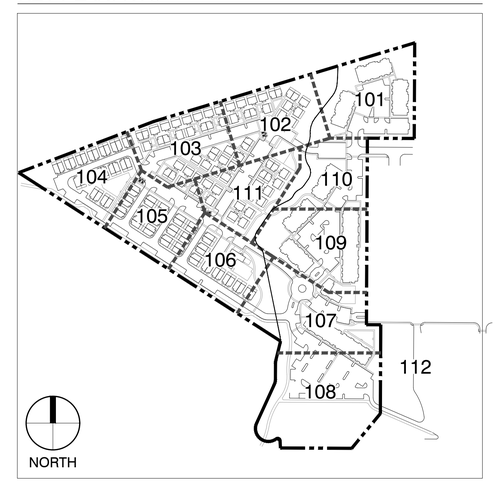
SHEET INDEX

SITE PLAN
SP 001 COVER SHEET
SP 002 OVERALL SITE PLAN
SP 101A SITE PLAN
SP 102A SITE PLAN
SP 103A SITE PLAN
SP 104A SITE PLAN
SP 105A SITE PLAN
SP 106A SITE PLAN
SP 107A SITE PLAN
SP 108A SITE PLAN
SP 109A SITE PLAN
SP 110A SITE PLAN
SP 111A SITE PLAN
SP 112A SITE PLAN
SP 101B SITE PLAN & AERIAL OVERLAY
SP 102B SITE PLAN & AERIAL OVERLAY
SP 103B SITE PLAN & AERIAL OVERLAY
SP 104B SITE PLAN & AERIAL OVERLAY
SP 105B SITE PLAN & AERIAL OVERLAY
SP 106B SITE PLAN & AERIAL OVERLAY
SP 107B SITE PLAN & AERIAL OVERLAY
SP 108B SITE PLAN & AERIAL OVERLAY
SP 109B SITE PLAN & AERIAL OVERLAY
SP 110B SITE PLAN & AERIAL OVERLAY
SP 111B SITE PLAN & AERIAL OVERLAY
SP 112B SITE PLAN & AERIAL OVERLAY

SP 501 SITE PLAN NOTES
SP 502 SITE PLAN NOTES
SP 503 SITE PLAN NOTES
SP 504 SITE PLAN NOTES
SP 505 SITE PLAN NOTES
SP 506 SITE PLAN NOTES
SP 507 SITE PLAN NOTES

CONCEPTUAL LANDSCAPE PLAN
LP 001 PLANTING PLAN COVER SHEET
LP 101 PLANTING PLAN
LP 102 PLANTING PLAN
LP 103 PLANTING PLAN
LP 104 PLANTING PLAN
LP 105 PLANTING PLAN
LP 106 PLANTING PLAN
LP 107 PLANTING PLAN
LP 108 PLANTING PLAN
LP 109 PLANTING PLAN
LP 110 PLANTING PLAN
LP 111 PLANTING PLAN
LP 112 PLANTING PLAN
LP 501 LANDSCAPE NOTE
LP 502 LANDSCAPE NOTE

KEY PLAN: NTS



PLZSP-22-00044

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MODUS COMPANIES
SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

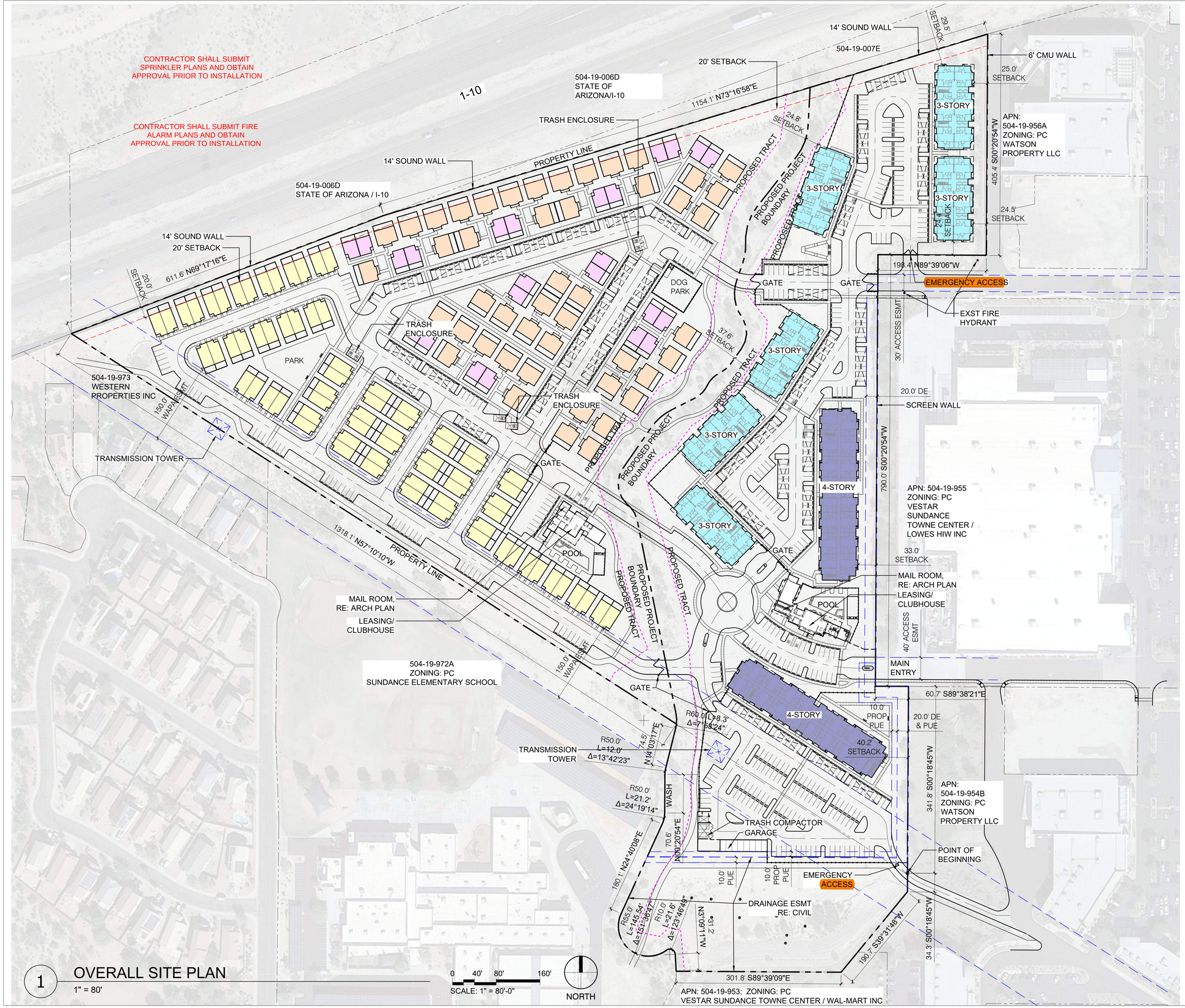
SEAL:

REGISTERED LANDSCAPE ARCHITECT 27181 JAY Y. HICKS 12/4/2023 ARIZONA, U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
SP001



1 OVERALL SITE PLAN
1" = 80'

BTR HOME KEY

BACKYARD | BACKYARD — ONE-BEDROOM - DUPLEX
HEIGHT: 1-STORY
GROSS FLOOR AREA: 750 SF

BACKYARD — TWO-BEDROOM - DETACHED
HEIGHT: 1-STORY
GROSS FLOOR AREA: 1,050 SF

BACKYARD | BACKYARD — THREE-BEDROOM - DUPLEX
HEIGHT: 2-STORY
GROSS FLOOR AREA: 1,440 SF

Buckeye Fire Medical Rescue Department

- ☐ Approved
- ☑ Approved with Comments
- ☐ Approved with Stipulations
- ☐ Revise & Resubmit

Date: 12/12/2023
Reviewed By: jbaca
Final approval subject to site inspection

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MODUS COMPANIES SUNDANCE STATION

700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

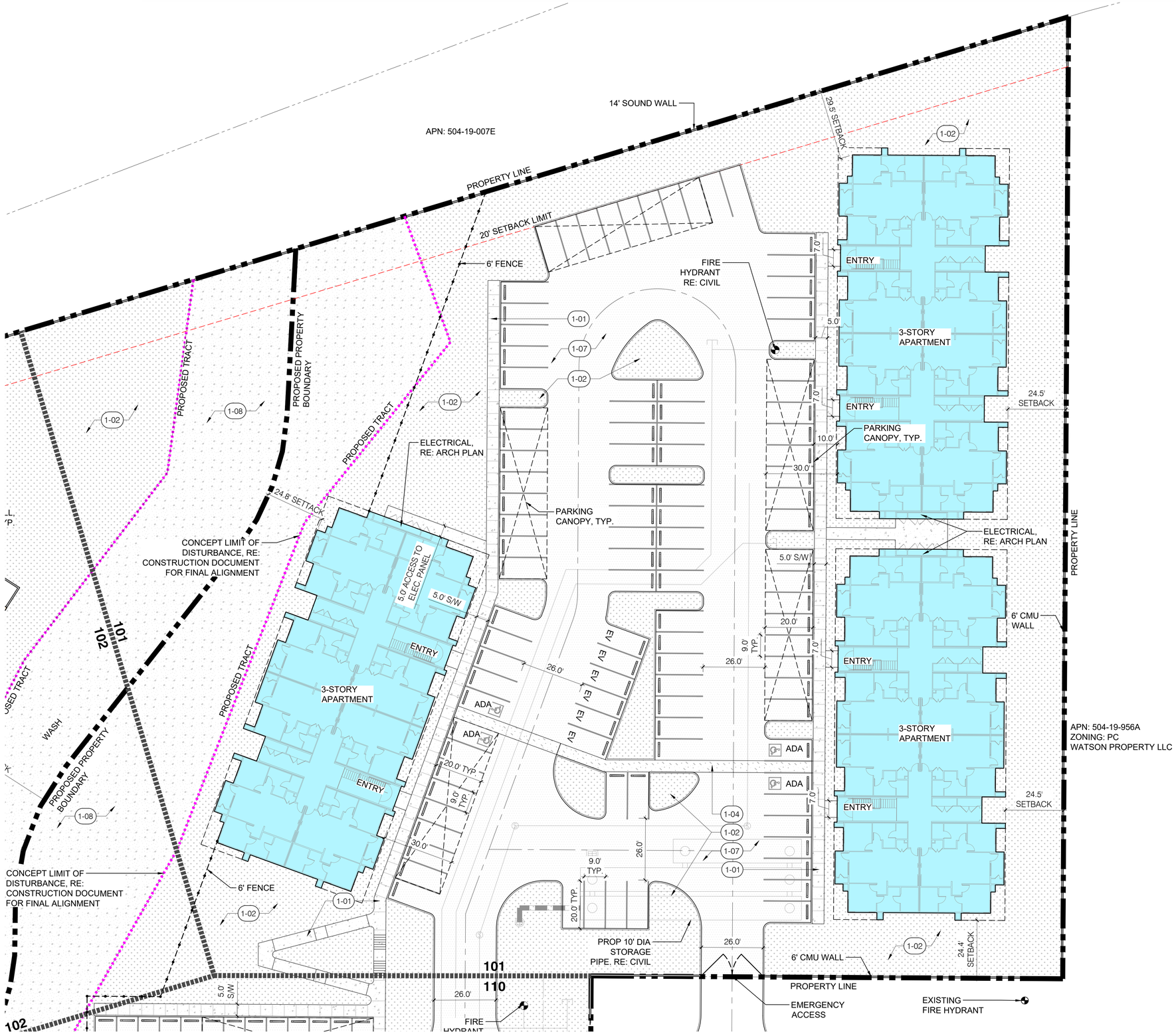
REGISTERED ARCHITECT 27181 JAY V. HICKS 12/4/2023 ARIZONA, U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
SP002

PLZSP-22-00044



1 SITE PLAN

1" = 20'

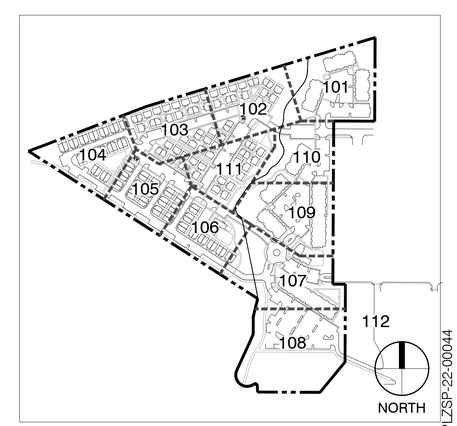
0 10' 20' 40'

SCALE: 1" = 20'-0"

NORTH

REFERENCE NOTES SCHEDULE	
	1 - PAVING & SURFACING
CODE	DESCRIPTION
1-01	CONCRETE PAVEMENT SIDEWALK
1-02	DECOMPOSED GRANITE 1/2" SCREENED
1-03	CONCRETE PAVER
1-04	VEHICULAR CONCRETE
1-05	CONCRETE PAVEMENT TRAIL
1-06	TURF
1-07	ASPHALT
1-08	DECOMPOSED GRANITE 4" MINUS

KEY PLAN: NTS



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MODUS COMPANIES
SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

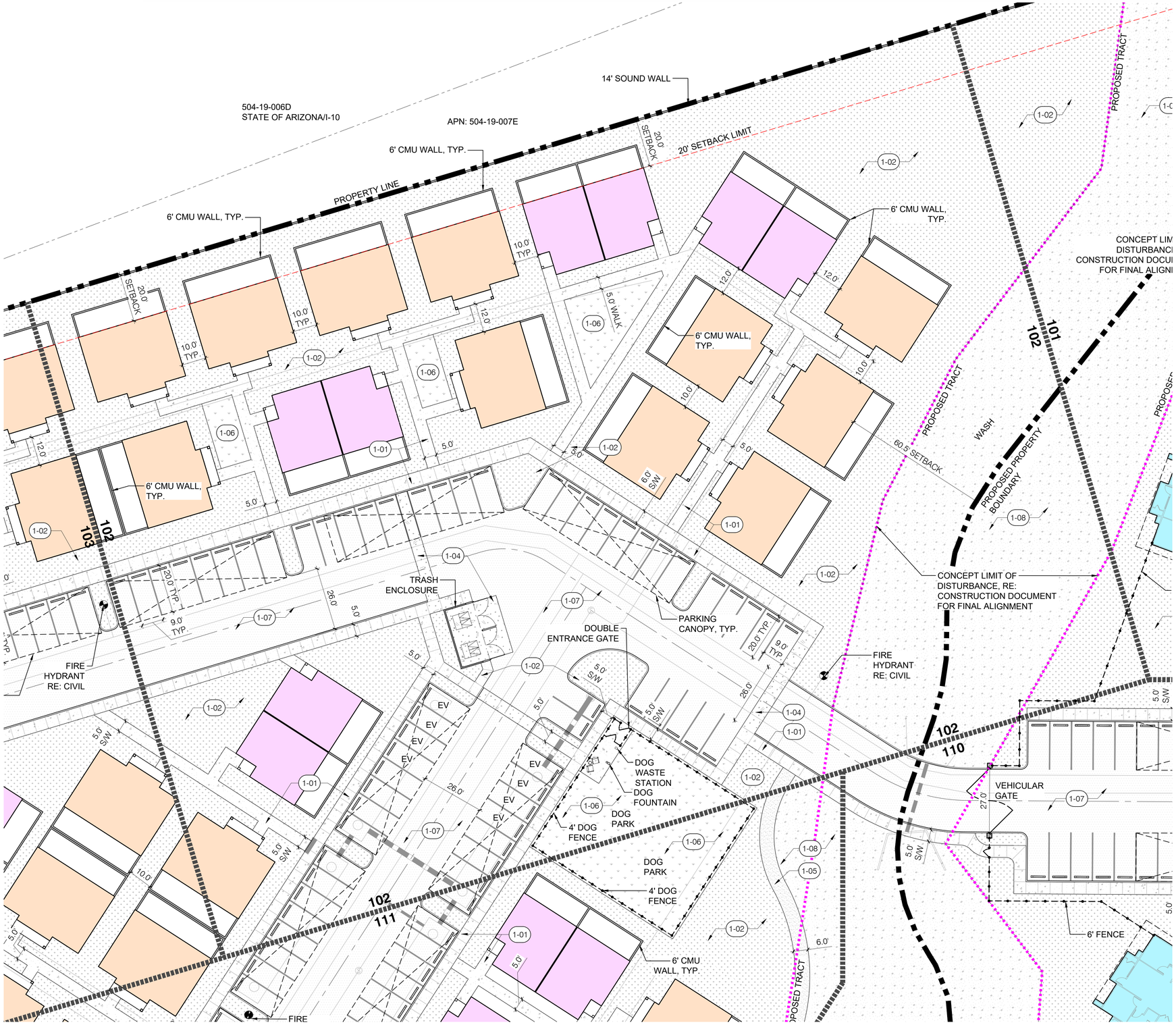
REGISTERED PROFESSIONAL ARCHITECT
27181
JAY V. HICKS
12/4/2023
ARIZONA, U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
SP101A

PLZSP-22-00044



1 SITE PLAN

1" = 20'

0 10' 20' 40'

SCALE: 1" = 20'-0"

NORTH

REFERENCE NOTES SCHEDULE	
	1 - PAVING & SURFACING
CODE	DESCRIPTION
1-01	CONCRETE PAVEMENT SIDEWALK
1-02	DECOMPOSED GRANITE 1/2" SCREENED
1-03	CONCRETE PAVER
1-04	VEHICULAR CONCRETE
1-05	CONCRETE PAVEMENT TRAIL
1-06	TURF
1-07	ASPHALT
1-08	DECOMPOSED GRANITE 4" MINUS

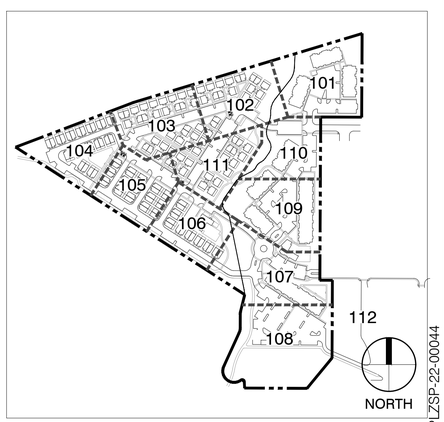
BTR HOME KEY

BACKYARD BACKYARD — ONE-BEDROOM - DUPLEX
HEIGHT: 1-STORY
GROSS FLOOR AREA: 750 SF

BACKYARD — TWO-BEDROOM - DETACHED
HEIGHT: 1-STORY
GROSS FLOOR AREA: 1,050 SF

BACKYARD BACKYARD — THREE-BEDROOM - DUPLEX
HEIGHT: 2-STORY
GROSS FLOOR AREA: 1,440 SF

KEY PLAN: NTS



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MODUS COMPANIES
SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

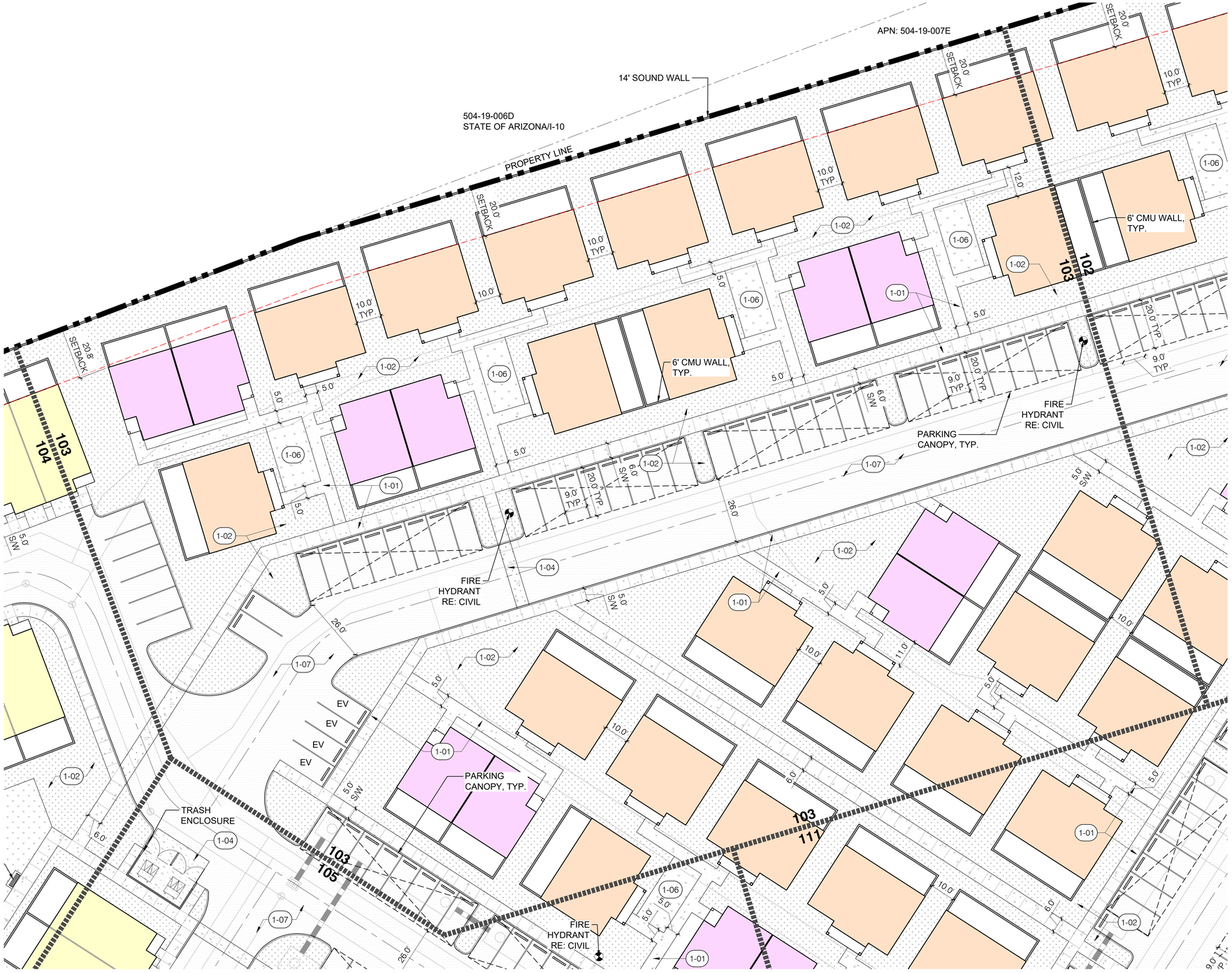
REGISTERED ARCHITECT 27181 JAY V. HICKS DATE SIGNED 12/4/2023 ARIZONA U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
SP102A

PLZSP-22-00044



1 SITE PLAN

1" = 20'

0 10' 20' 40'

SCALE: 1" = 20'-0"

NORTH

REFERENCE NOTES SCHEDULE	
	1 - PAVING & SURFACING
CODE	DESCRIPTION
1-01	CONCRETE PAVEMENT SIDEWALK
1-02	DECOMPOSED GRANITE 1/2" SCREENED
1-03	CONCRETE PAVER
1-04	VEHICULAR CONCRETE
1-05	CONCRETE PAVEMENT TRAIL
1-06	TURF
1-07	ASPHALT
1-08	DECOMPOSED GRANITE 4" MINUS

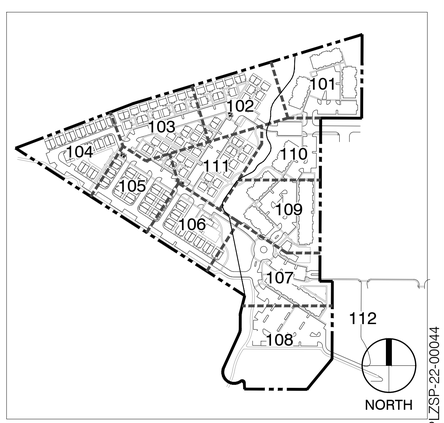
BTR HOME KEY

BACKYARD BACKYARD — ONE-BEDROOM - DUPLEX
HEIGHT: 1-STORY
GROSS FLOOR AREA: 750 SF

BACKYARD — TWO-BEDROOM - DETACHED
HEIGHT: 1-STORY
GROSS FLOOR AREA: 1,050 SF

BACKYARD BACKYARD — THREE-BEDROOM - DUPLEX
HEIGHT: 2-STORY
GROSS FLOOR AREA: 1,440 SF

KEY PLAN: NTS



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MODUS COMPANIES SUNDANCE STATION

700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

REGISTERED LANDSCAPE ARCHITECT 27181 JAY V. HICKS ARIZONA U.S.A. 12/4/2023
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
SP103A

REFERENCE NOTES SCHEDULE	
	1 - PAVING & SURFACING
CODE	DESCRIPTION
1-01	CONCRETE PAVEMENT SIDEWALK
1-02	DECOMPOSED GRANITE 1/2" SCREENED
1-03	CONCRETE PAVER
1-04	VEHICULAR CONCRETE
1-05	CONCRETE PAVEMENT TRAIL
1-06	TURF
1-07	ASPHALT
1-08	DECOMPOSED GRANITE 4" MINUS

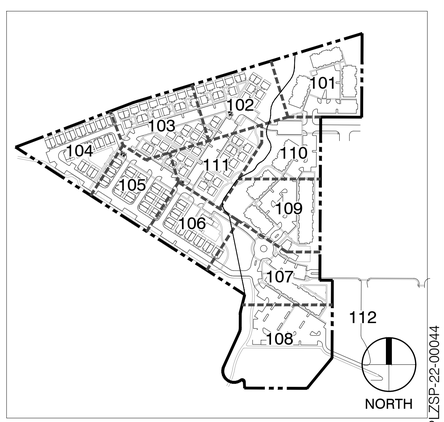
BTR HOME KEY

BACKYARD BACKYARD — ONE-BEDROOM - DUPLEX
HEIGHT: 1-STORY
GROSS FLOOR AREA: 750 SF

BACKYARD — TWO-BEDROOM - DETACHED
HEIGHT: 1-STORY
GROSS FLOOR AREA: 1,050 SF

BACKYARD BACKYARD — THREE-BEDROOM - DUPLEX
HEIGHT: 2-STORY
GROSS FLOOR AREA: 1,440 SF

KEY PLAN: NTS



1 SITE PLAN

1" = 20'

0 10' 20' 40'
SCALE: 1" = 20'-0"

NORTH

PLZSP-22-00044

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REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
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CHECKED BY: JH

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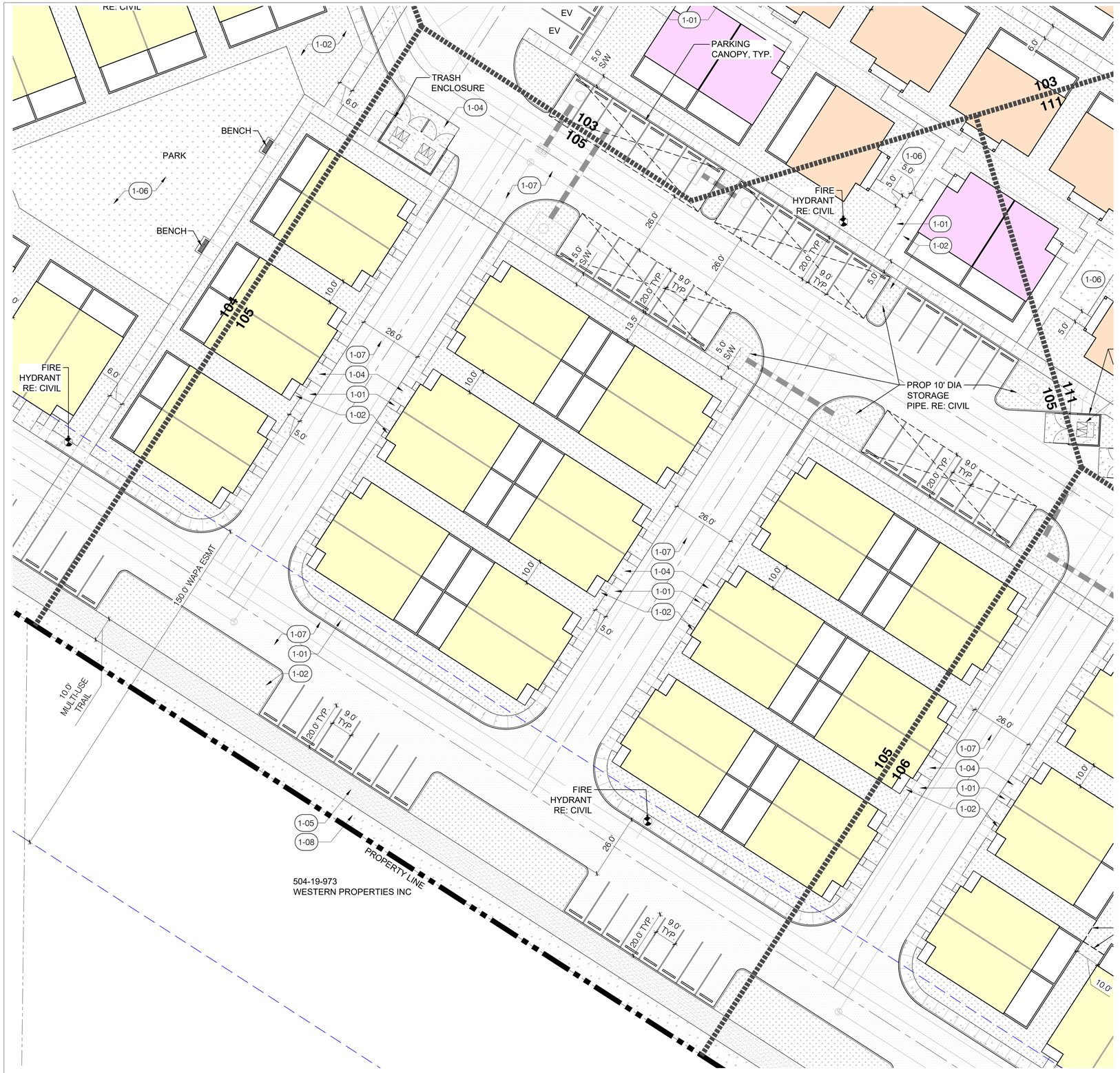
REGISTERED ARCHITECT 27181 JAY V. HICKS DATE SIGNED 12/4/2023 ARIZONA U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
SP104A



1 SITE PLAN

1" = 20'

0 10' 20' 40'

SCALE: 1" = 20'-0"

NORTH

REFERENCE NOTES SCHEDULE	
	1 - PAVING & SURFACING
CODE	DESCRIPTION
1-01	CONCRETE PAVEMENT SIDEWALK
1-02	DECOMPOSED GRANITE 1/2" SCREENED
1-03	CONCRETE PAVER
1-04	VEHICULAR CONCRETE
1-05	CONCRETE PAVEMENT TRAIL
1-06	TURF
1-07	ASPHALT
1-08	DECOMPOSED GRANITE 4" MINUS

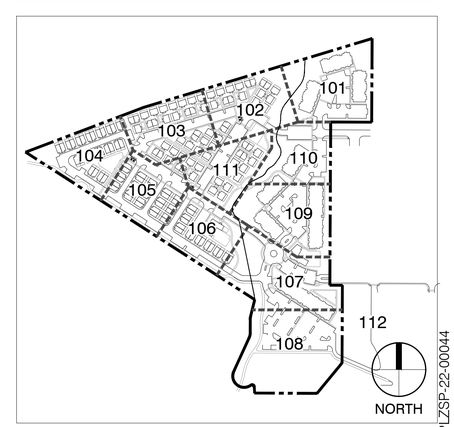
BTR HOME KEY

BACKYARD BACKYARD — ONE-BEDROOM - DUPLEX
HEIGHT: 1-STORY
GROSS FLOOR AREA: 750 SF

BACKYARD — TWO-BEDROOM - DETACHED
HEIGHT: 1-STORY
GROSS FLOOR AREA: 1,050 SF

BACKYARD BACKYARD — THREE-BEDROOM - DUPLEX
HEIGHT: 2-STORY
GROSS FLOOR AREA: 1,440 SF

KEY PLAN: NTS



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REVISIONS:

No.	DATE	DESCRIPTION	BY

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EXP. 6/30/2025

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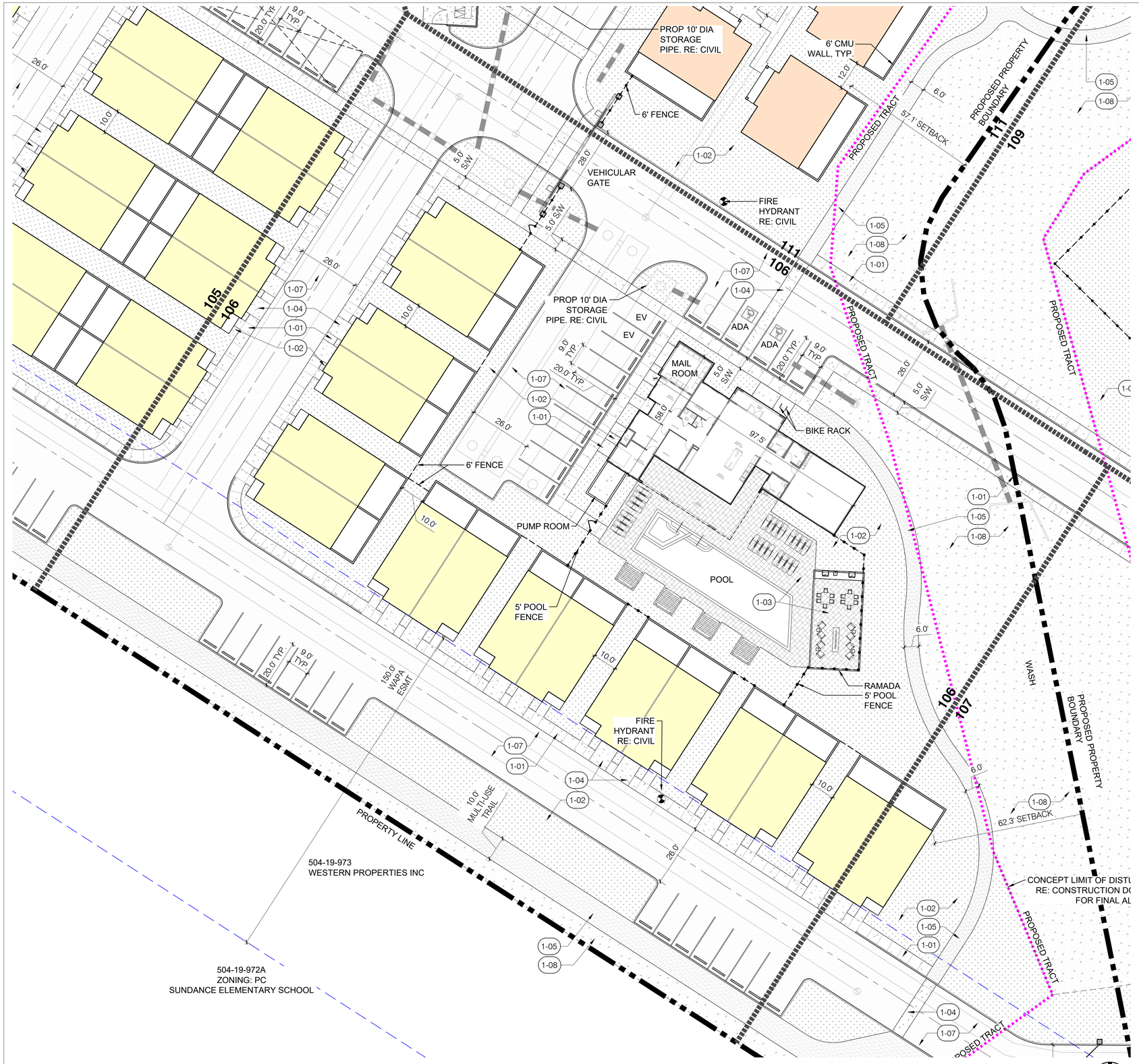
12/4/2023

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
SP105A



1 SITE PLAN
1" = 20'

REFERENCE NOTES SCHEDULE	
	1 - PAVING & SURFACING
CODE	DESCRIPTION
1-01	CONCRETE PAVEMENT SIDEWALK
1-02	DECOMPOSED GRANITE 1/2" SCREENED
1-03	CONCRETE PAVER
1-04	VEHICULAR CONCRETE
1-05	CONCRETE PAVEMENT TRAIL
1-06	TURF
1-07	ASPHALT
1-08	DECOMPOSED GRANITE 4" MINUS

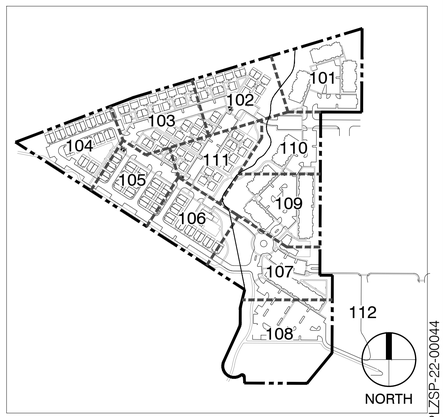
BTR HOME KEY

BACKYARD BACKYARD — ONE-BEDROOM - DUPLEX
HEIGHT: 1-STORY
GROSS FLOOR AREA: 750 SF

BACKYARD — TWO-BEDROOM - DETACHED
HEIGHT: 1-STORY
GROSS FLOOR AREA: 1,050 SF

BACKYARD BACKYARD — THREE-BEDROOM - DUPLEX
HEIGHT: 2-STORY
GROSS FLOOR AREA: 1,440 SF

KEY PLAN: NTS



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REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

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12/4/2023

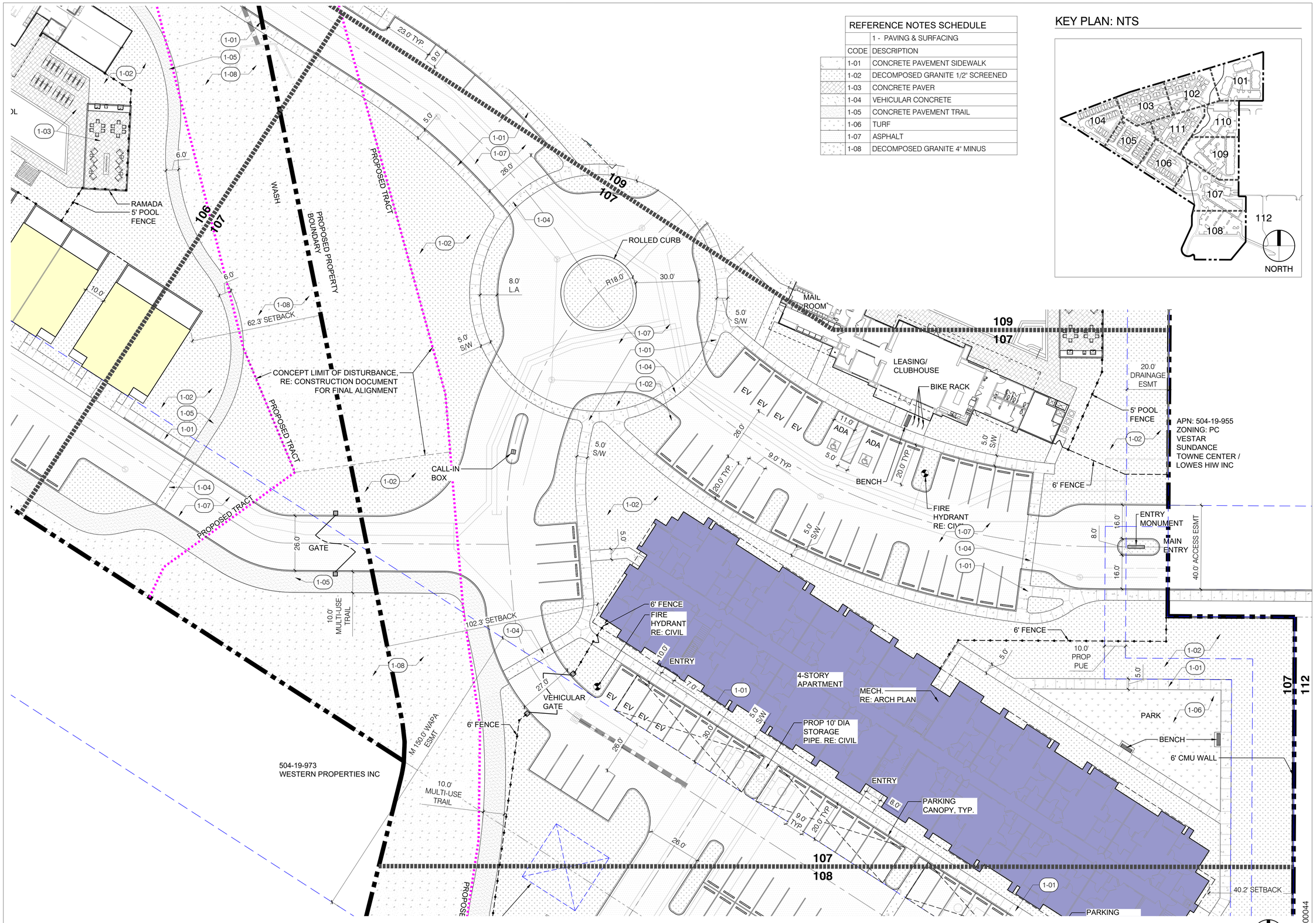
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
SP106A

PLZSP-22-00044

REFERENCE NOTES SCHEDULE	
	1 - PAVING & SURFACING
CODE	DESCRIPTION
1-01	CONCRETE PAVEMENT SIDEWALK
1-02	DECOMPOSED GRANITE 1/2" SCREENED
1-03	CONCRETE PAVER
1-04	VEHICULAR CONCRETE
1-05	CONCRETE PAVEMENT TRAIL
1-06	TURF
1-07	ASPHALT
1-08	DECOMPOSED GRANITE 4" MINUS

KEY PLAN: NTS



1 SITE PLAN

1" = 20'

0 10' 20' 40'

SCALE: 1" = 20'-0"

NORTH

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REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

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REGISTERED ARCHITECT 27181 JAY Y. HICKS DATE SIGNED 12/4/2023 ARIZONA U.S.A.

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12/4/2023

SHEET TITLE:

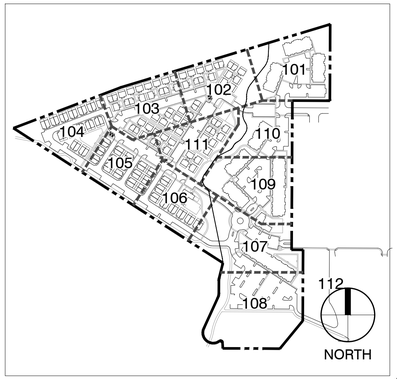
SITE PLAN

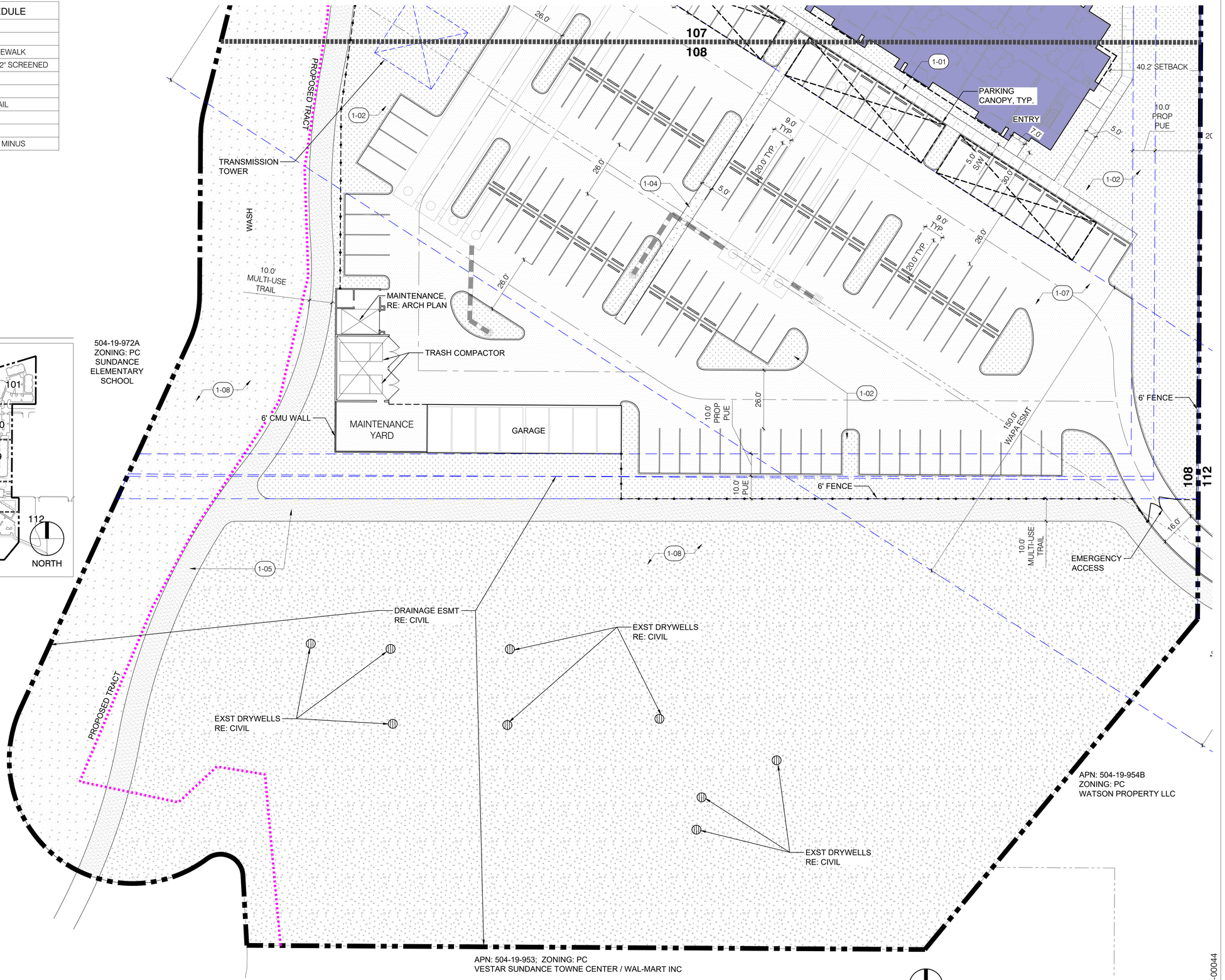
SHEET NUMBER:

SP107A

REFERENCE NOTES SCHEDULE	
	1 - PAVING & SURFACING
CODE	DESCRIPTION
1-01	CONCRETE PAVEMENT SIDEWALK
1-02	DECOMPOSED GRANITE 1/2" SCREENED
1-03	CONCRETE PAVER
1-04	VEHICULAR CONCRETE
1-05	CONCRETE PAVEMENT TRAIL
1-06	TURF
1-07	ASPHALT
1-08	DECOMPOSED GRANITE 4" MINUS

KEY PLAN: NTS





1 SITE PLAN
1" = 20'

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SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

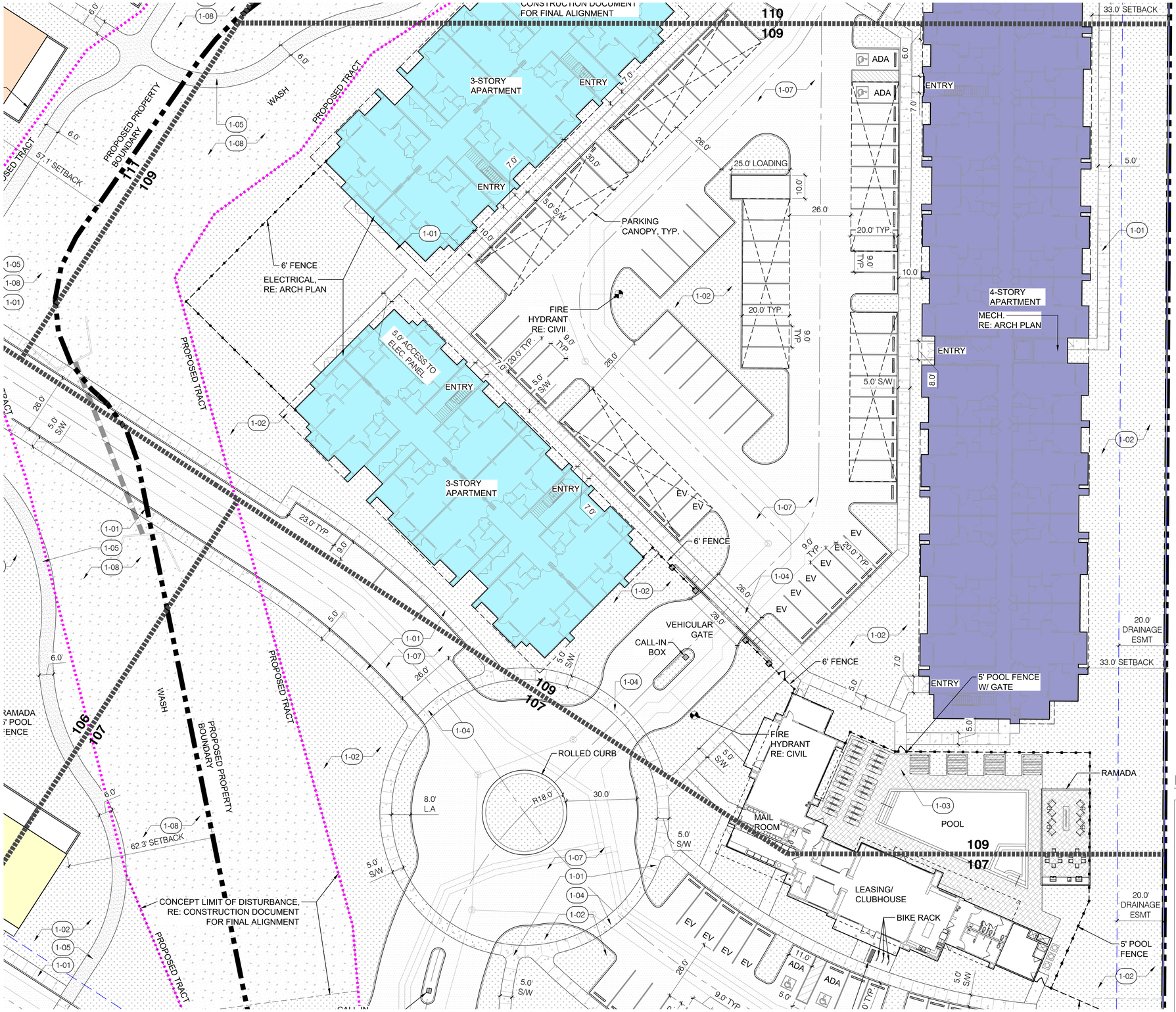
DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
SP108A



1 SITE PLAN

1" = 20'

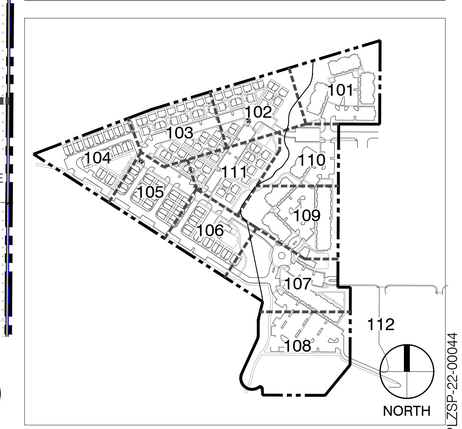
0 10' 20' 40'

SCALE: 1" = 20'-0"

NORTH

REFERENCE NOTES SCHEDULE	
	1 - PAVING & SURFACING
CODE	DESCRIPTION
1-01	CONCRETE PAVEMENT SIDEWALK
1-02	DECOMPOSED GRANITE 1/2" SCREENED
1-03	CONCRETE PAVER
1-04	VEHICULAR CONCRETE
1-05	CONCRETE PAVEMENT TRAIL
1-06	TURF
1-07	ASPHALT
1-08	DECOMPOSED GRANITE 4" MINUS

KEY PLAN: NTS



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SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

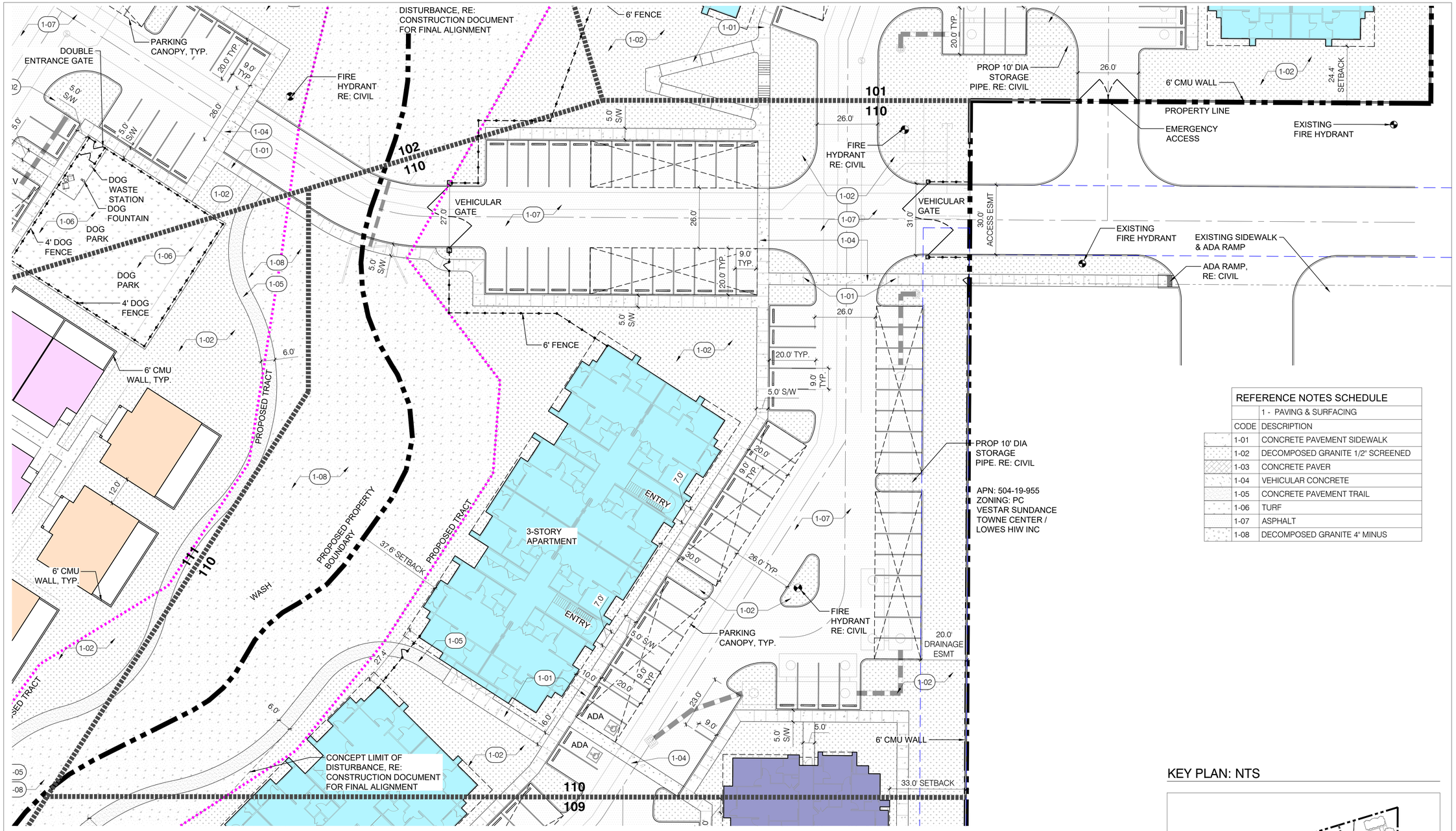
REGISTERED SENIOR ARCHITECT
27181
JAY Y. HICKS
DATE SIGNED 12/4/2023
ARIZONA, U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
SP109A

PLZSP-22-00044



1 SITE PLAN

1" = 20'

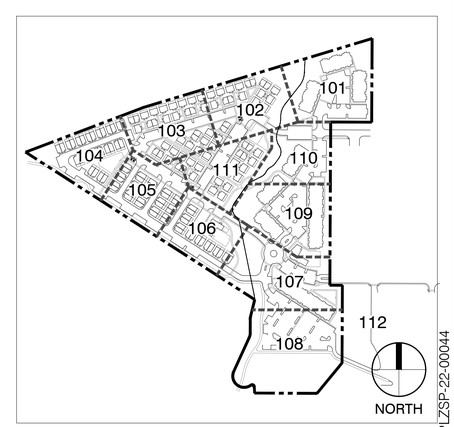
0 10' 20' 40'

SCALE: 1" = 20'-0"

NORTH

REFERENCE NOTES SCHEDULE	
	1 - PAVING & SURFACING
CODE	DESCRIPTION
1-01	CONCRETE PAVEMENT SIDEWALK
1-02	DECOMPOSED GRANITE 1/2" SCREENED
1-03	CONCRETE PAVER
1-04	VEHICULAR CONCRETE
1-05	CONCRETE PAVEMENT TRAIL
1-06	TURF
1-07	ASPHALT
1-08	DECOMPOSED GRANITE 4" MINUS

KEY PLAN: NTS



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SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

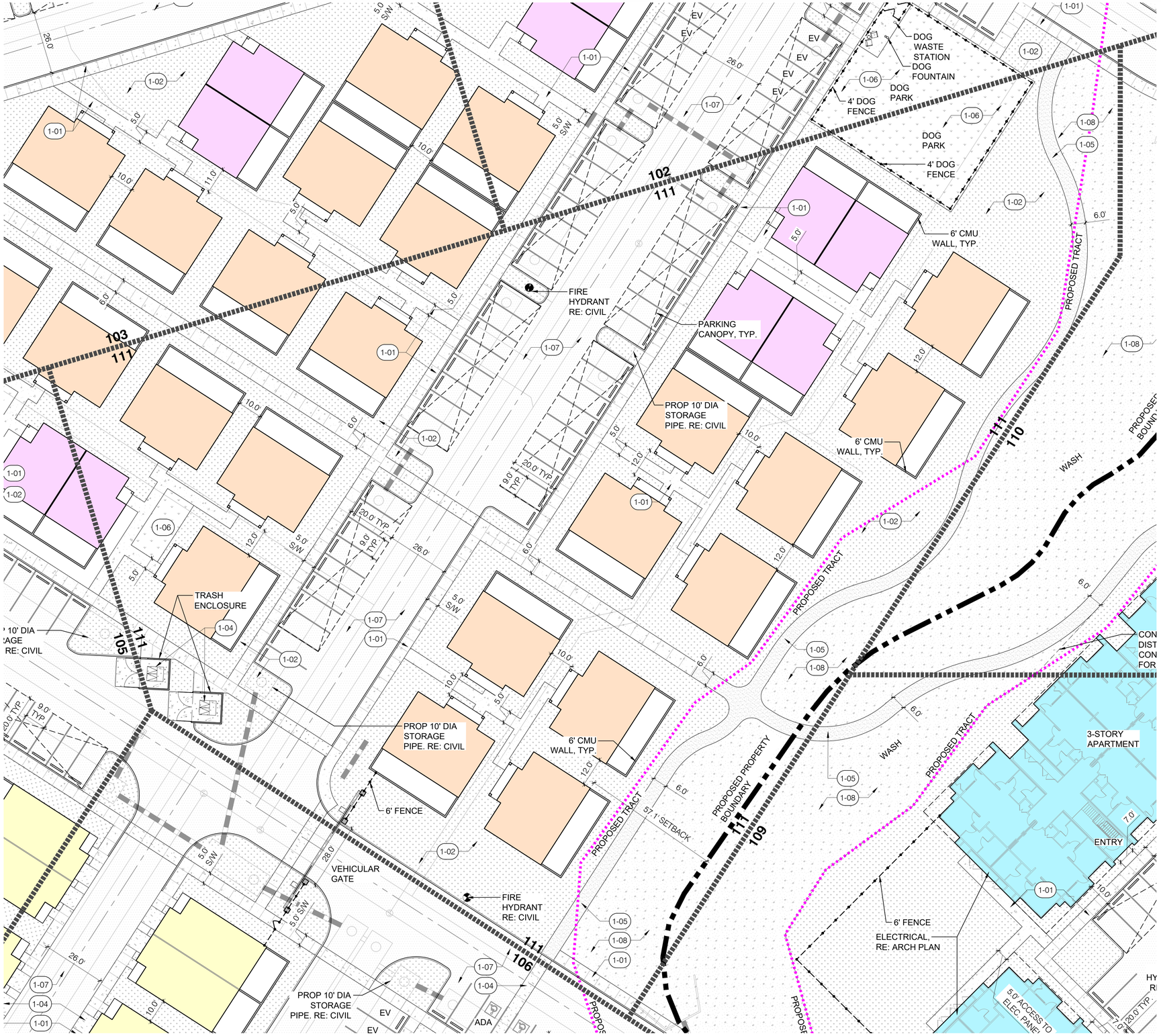
REGISTERED ENGINEER 27181 JAY V. HICKS DATE SIGNED 12/4/2023 ARIZONA U.S.A.

EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
SP110A



1 SITE PLAN

1" = 20'

0 10' 20' 40'

SCALE: 1" = 20'-0"

NORTH

REFERENCE NOTES SCHEDULE	
	1 - PAVING & SURFACING
CODE	DESCRIPTION
1-01	CONCRETE PAVEMENT SIDEWALK
1-02	DECOMPOSED GRANITE 1/2" SCREENED
1-03	CONCRETE PAVER
1-04	VEHICULAR CONCRETE
1-05	CONCRETE PAVEMENT TRAIL
1-06	TURF
1-07	ASPHALT
1-08	DECOMPOSED GRANITE 4" MINUS

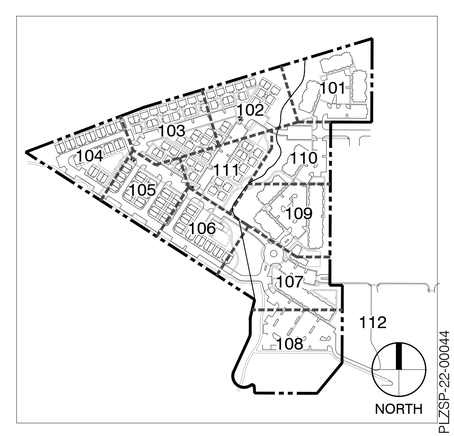
BTR HOME KEY

BACKYARD BACKYARD — ONE-BEDROOM - DUPLEX
HEIGHT: 1-STORY
GROSS FLOOR AREA: 750 SF

BACKYARD — TWO-BEDROOM - DETACHED
HEIGHT: 1-STORY
GROSS FLOOR AREA: 1,050 SF

BACKYARD BACKYARD — THREE-BEDROOM - DUPLEX
HEIGHT: 2-STORY
GROSS FLOOR AREA: 1,440 SF

KEY PLAN: NTS



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700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
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CHECKED BY: JH

SEAL:

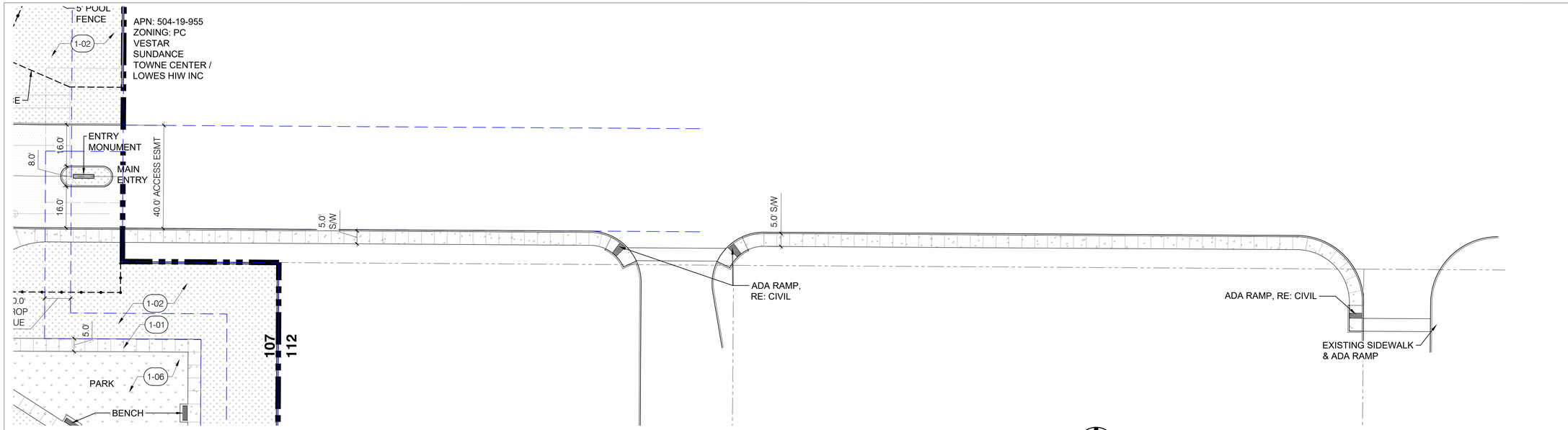
REGISTERED ENGINEER ARCHITECT 27181 JAY V. HICKS 12/4/2023 ARIZONA, U.S.A.

EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
SP111A

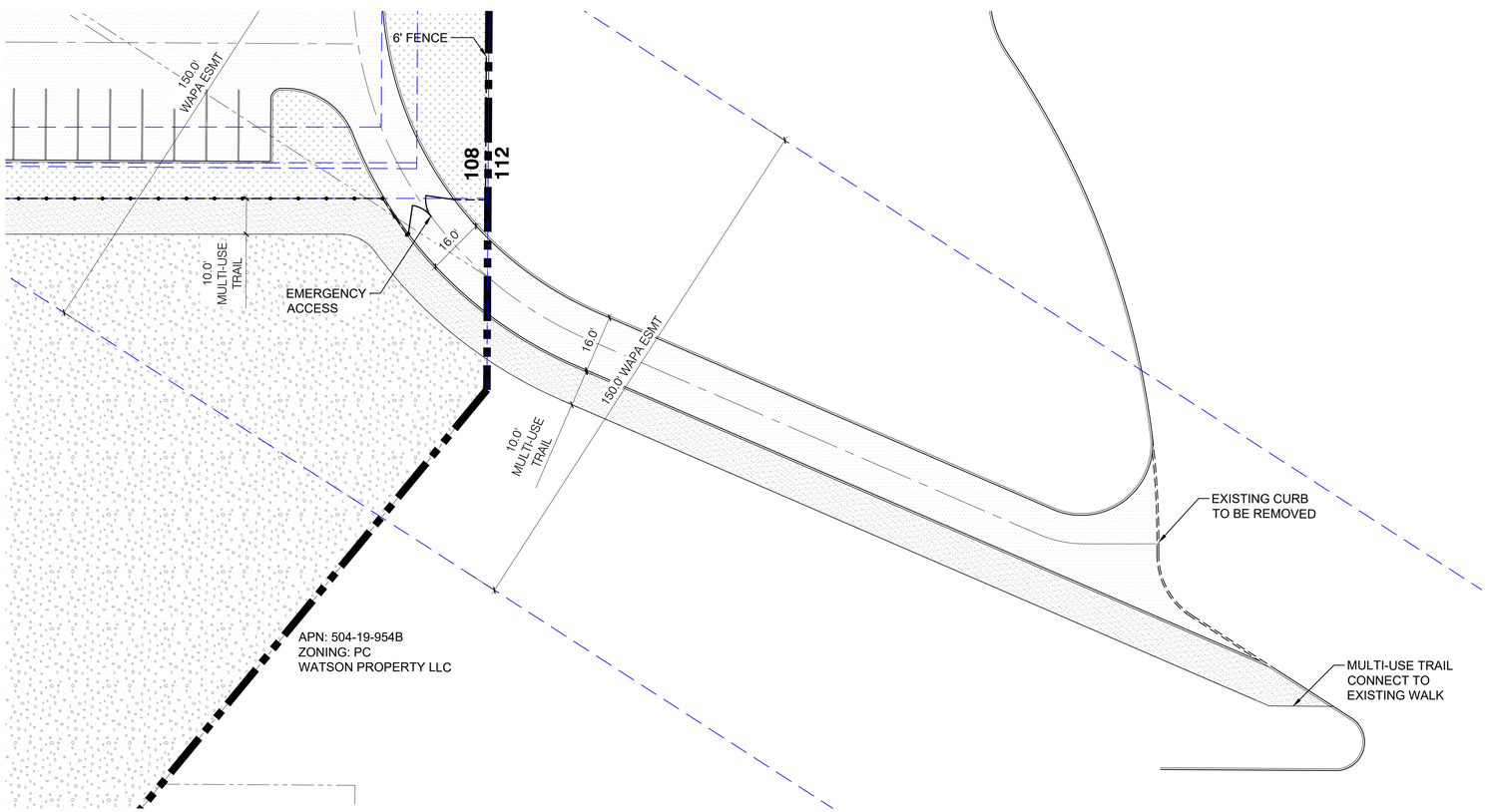


1 SITE PLAN - SIDEWALK CONNECTION AT MAIN ENTRY

1" = 20'

0 10' 20' 40'
SCALE: 1" = 20'-0"

NORTH



2 SITE PLAN - EMERGENCY ACCESS

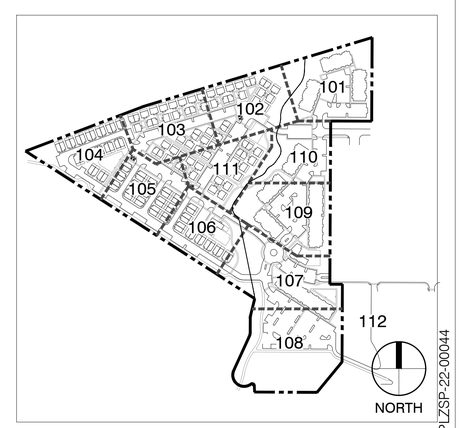
1" = 20'

0 10' 20' 40'
SCALE: 1" = 20'-0"

NORTH

REFERENCE NOTES SCHEDULE	
1 - PAVING & SURFACING	
CODE	DESCRIPTION
1-01	CONCRETE PAVEMENT SIDEWALK
1-02	DECOMPOSED GRANITE 1/2" SCREENED
1-03	CONCRETE PAVER
1-04	VEHICULAR CONCRETE
1-05	CONCRETE PAVEMENT TRAIL
1-06	TURF
1-07	ASPHALT
1-08	DECOMPOSED GRANITE 4" MINUS

KEY PLAN: NTS



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SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

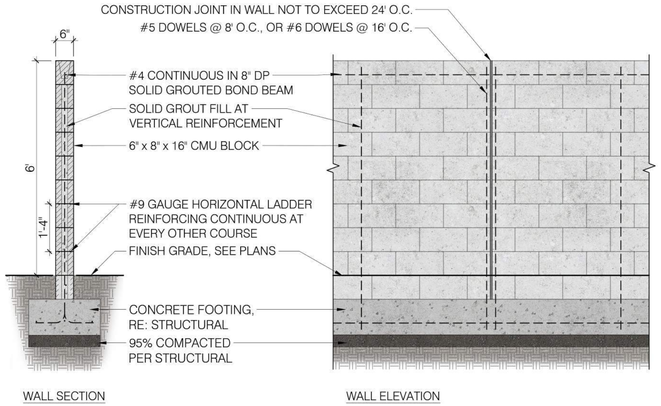
SEAL:

REGISTERED ENGINEER 27181 JAY V. HICKS 12/4/2023 ARIZONA U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

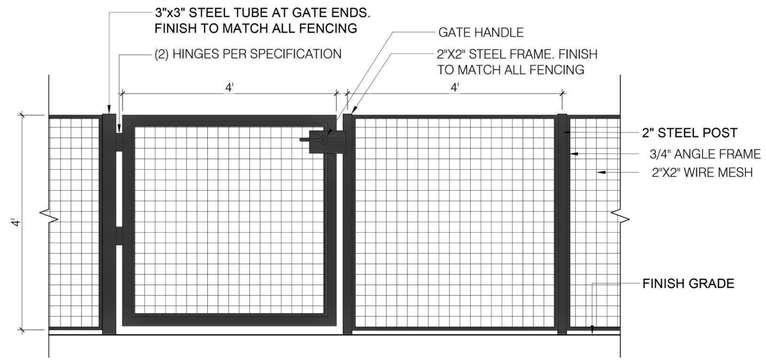
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
SP112A



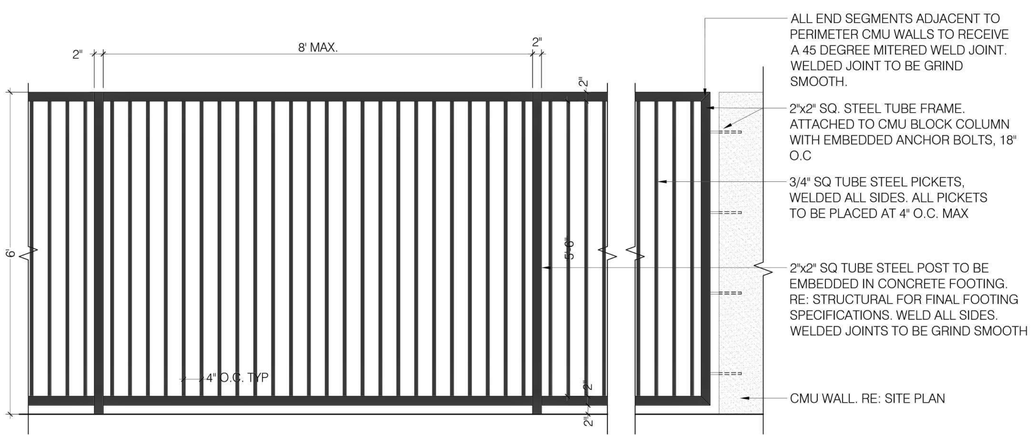
1 6' CMU WALL, TYP.

1/2" = 1'-0" P-MD3-59



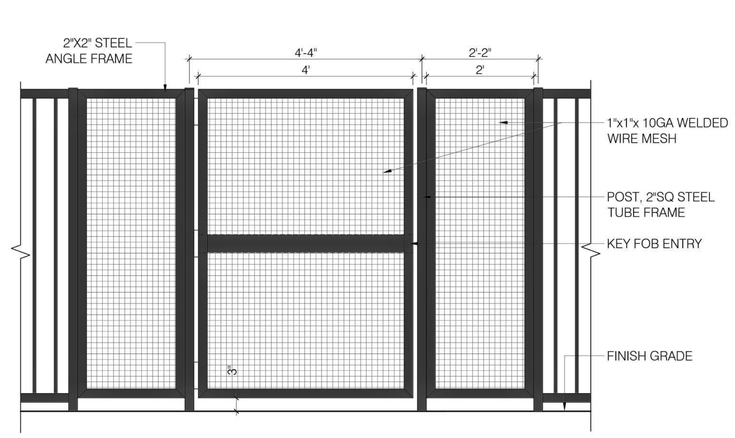
2 4' DOG FENCE WITH GATE

3/4" = 1'-0" P-MD3-48



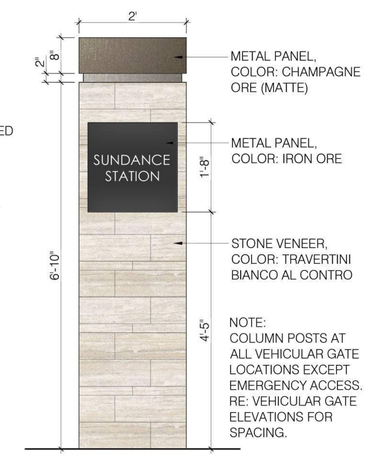
3 6' FENCE

3/4" = 1'-0" P-MD3-39



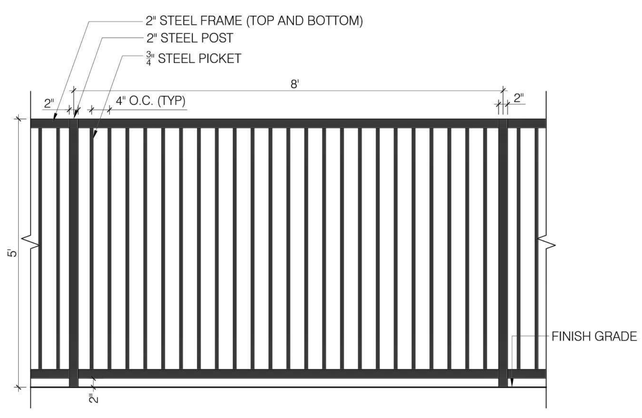
4 PEDESTRIAN FENCE GATE

3/4" = 1'-0" P-MD3-40



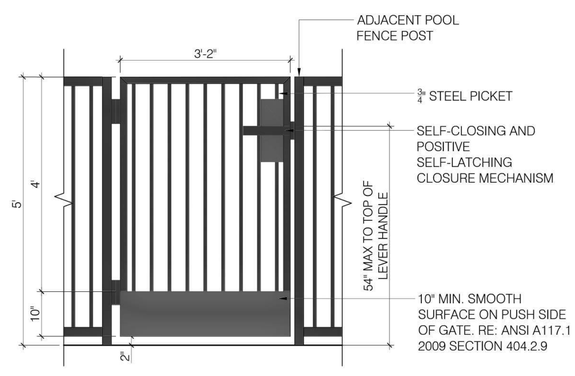
5 COLUMN POST

3/4" = 1'-0"



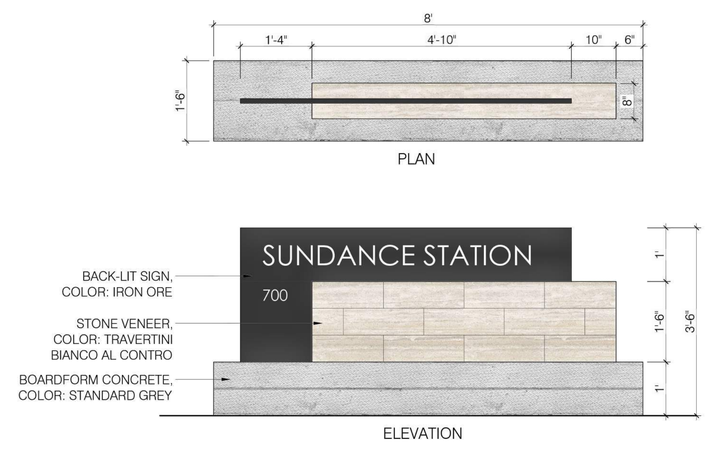
6 5' POOL FENCE

3/4" = 1'-0" P-MD3-41



7 POOL GATE ELEVATION

3/4" = 1'-0" P-MD3-42



8 ENTRY MONUMENT

3/4" = 1'-0" P-MD3-55

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MODUS COMPANIES
SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

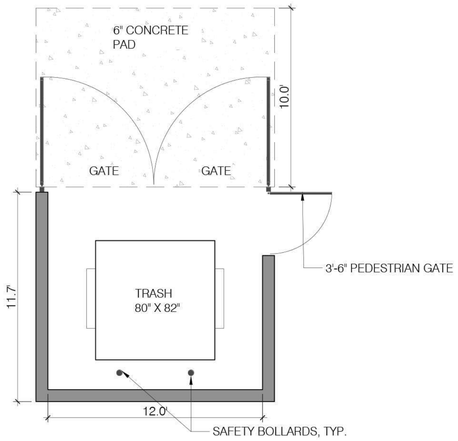
REGISTERED ARCHITECT 27181 JAY V. HICKS 12/4/2023 ARIZONA, U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN NOTES

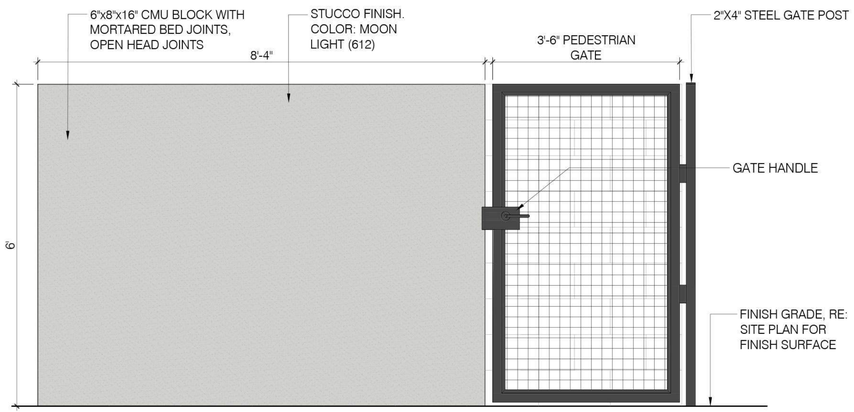
SHEET NUMBER:
SP501

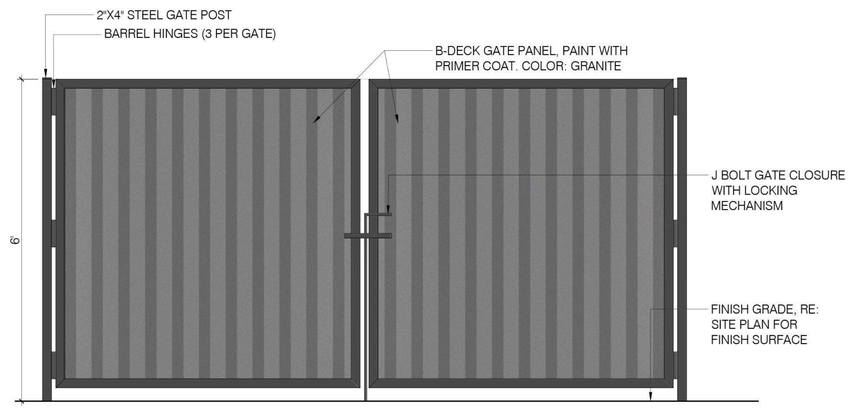
PLZSP-22-00044



1 SINGLE BIN TRASH ENCLOSURE PLAN

1" = 4'-0"





2 TRASH ENCLOSURE ELEVATIONS

3/4" = 1'-0"

P-MD3-45

PLZSP-22-00044

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700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

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DRAWN BY: YL
CHECKED BY: JH

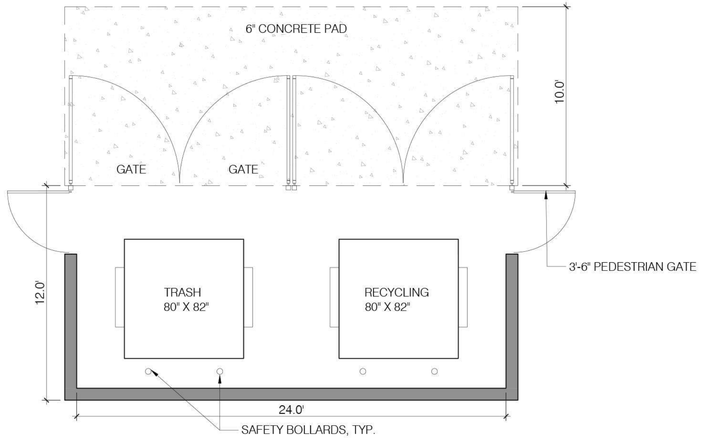
SEAL:

EXP. 6/30/2025

DATE ISSUED:
12/4/2023

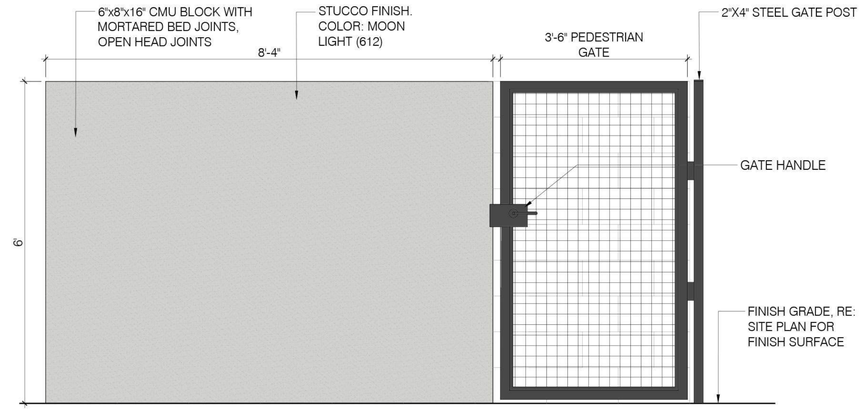
SHEET TITLE:
SITE PLAN NOTES

SHEET NUMBER:
SP502

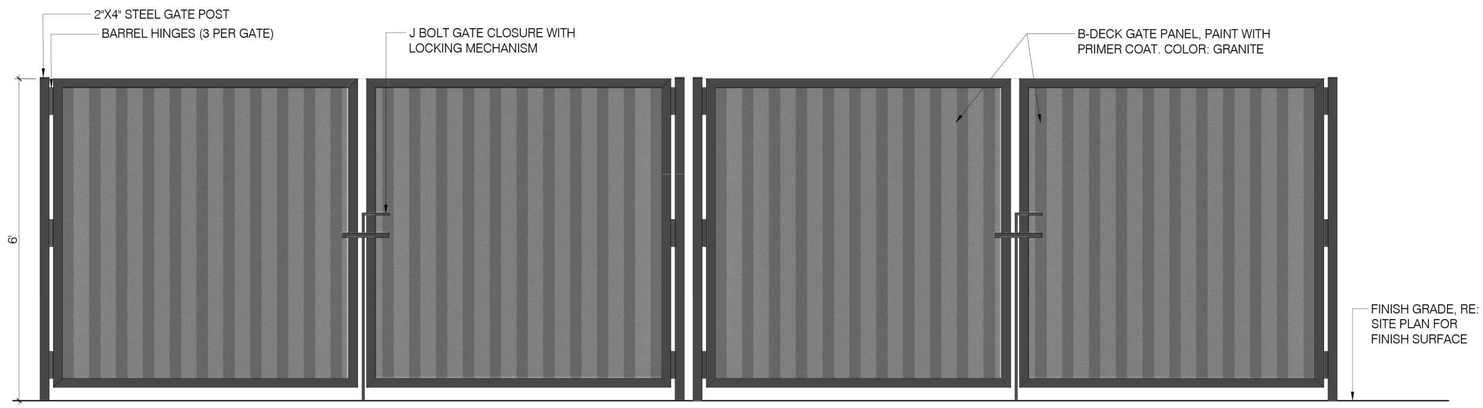


1 DOUBLE BIN TRASH ENCLOSURE PLAN

1" = 4'-0"



SIDE ELEVATION



FRONT ELEVATION

REAR ELEVATION

2 DOUBLE BIN TRASH ENCLOSURE ELEVATIONS

3/4" = 1'-0"

P-MD3-60

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REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

DATE ISSUED:
12/4/2023

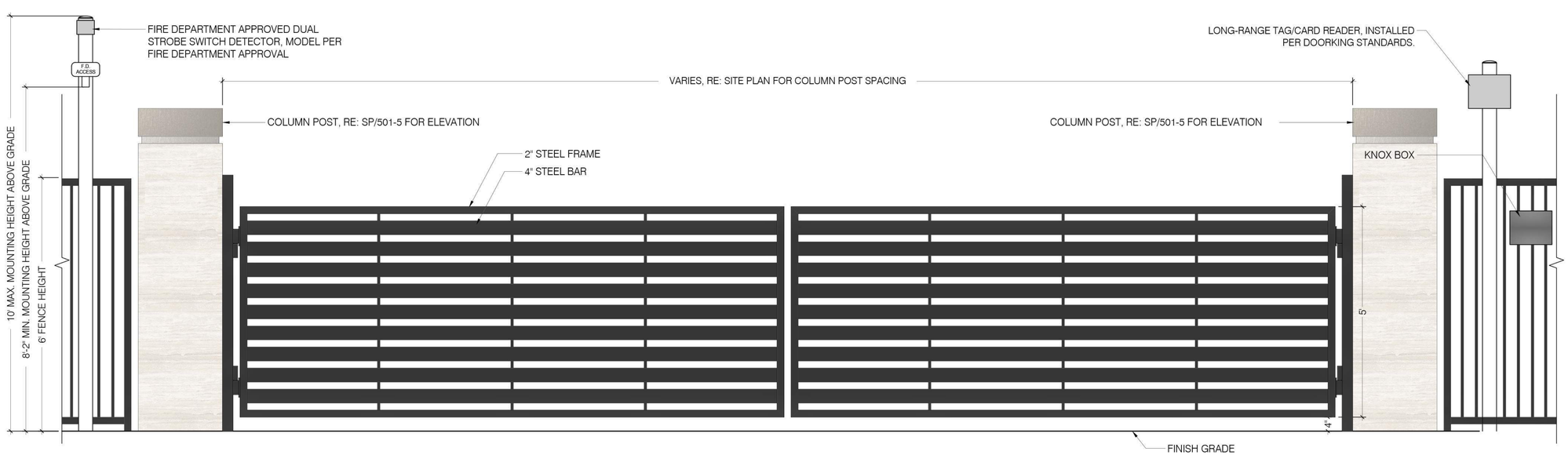
SHEET TITLE:
SITE PLAN NOTES

SHEET NUMBER:
SP503

PLZSP-22-00044

1 VEHICULAR SLIDING GATE

3/4" = 1'-0"



2 VEHICULAR SWING GATE

3/4" = 1'-0"

P-MD3-51

PLZSP-22-00044

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700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

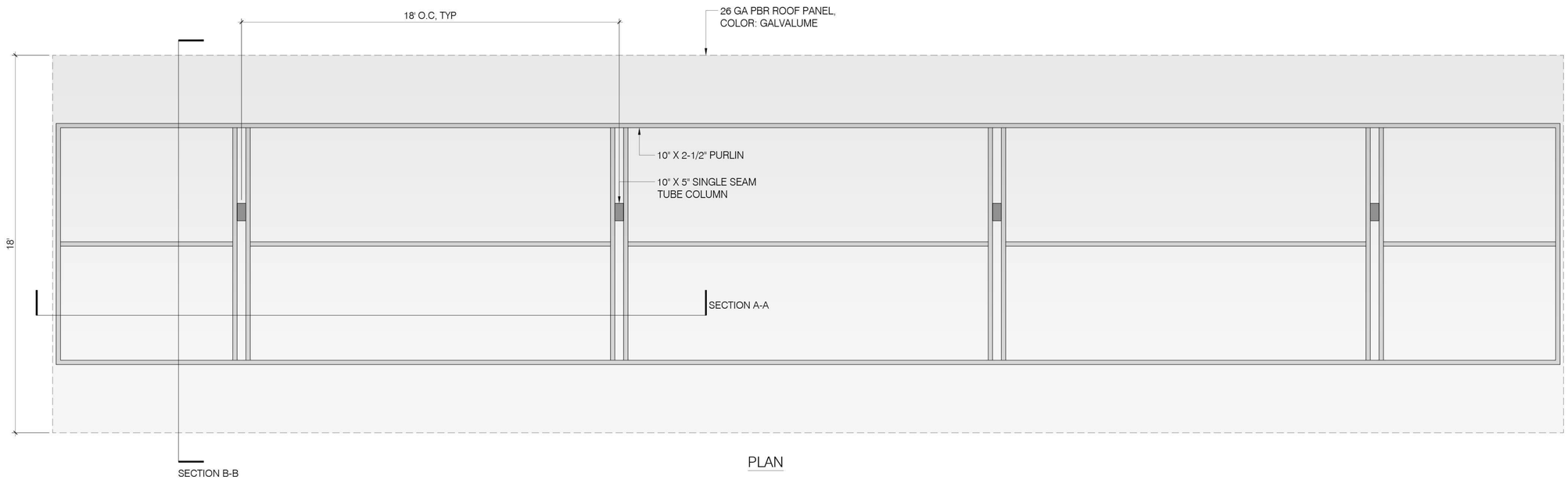
SEAL:

REGISTERED LANDSCAPE ARCHITECT
27181
JAY V. HICKS
12/4/2023
ARIZONA, U.S.A.
EXP. 6/30/2025

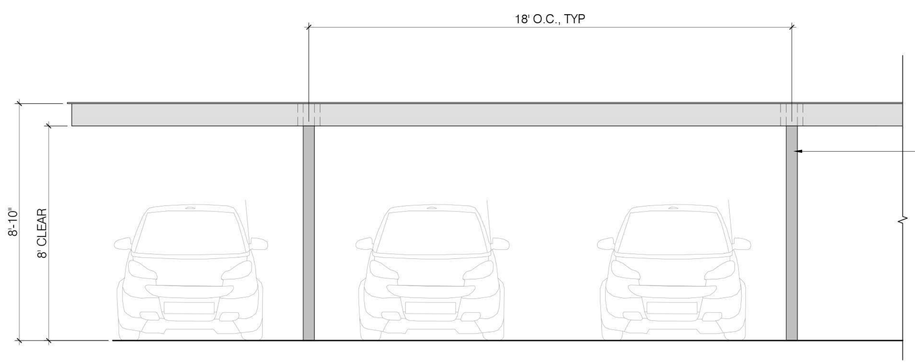
DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN NOTES

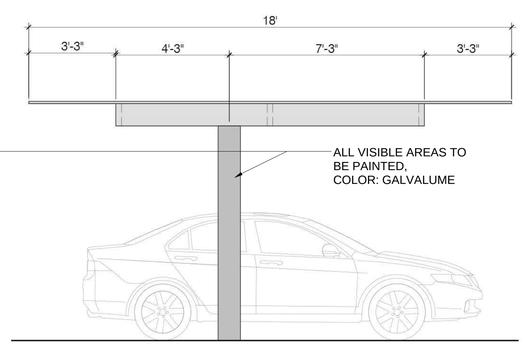
SHEET NUMBER:
SP504



PLAN



SECTION A-A



SECTION B-B

1 CARPORT CANOPY ELEVATIONS

3/8" = 1'-0"

P-MD3-09

PLZSP-22-00044

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REVISIONS:

No.	DATE	DESCRIPTION	BY

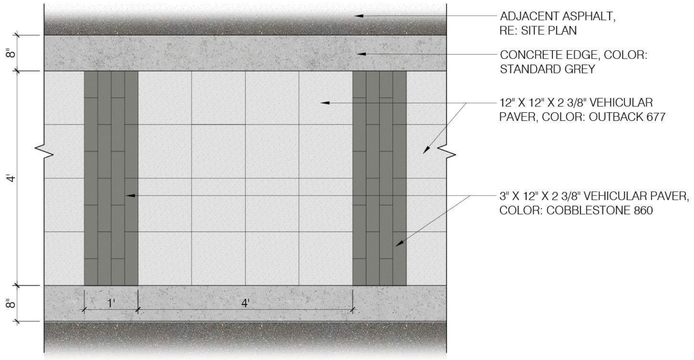
DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

DATE ISSUED:
12/4/2023

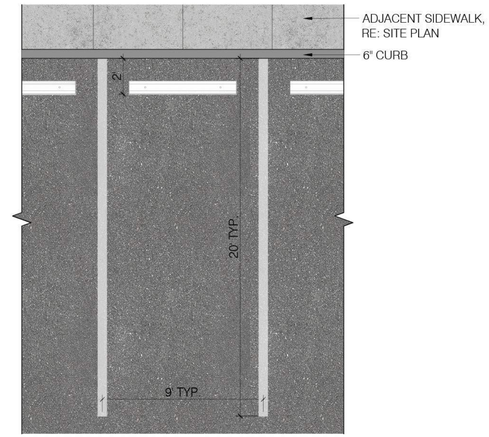
SHEET TITLE:
SITE PLAN NOTES

SHEET NUMBER:
SP505



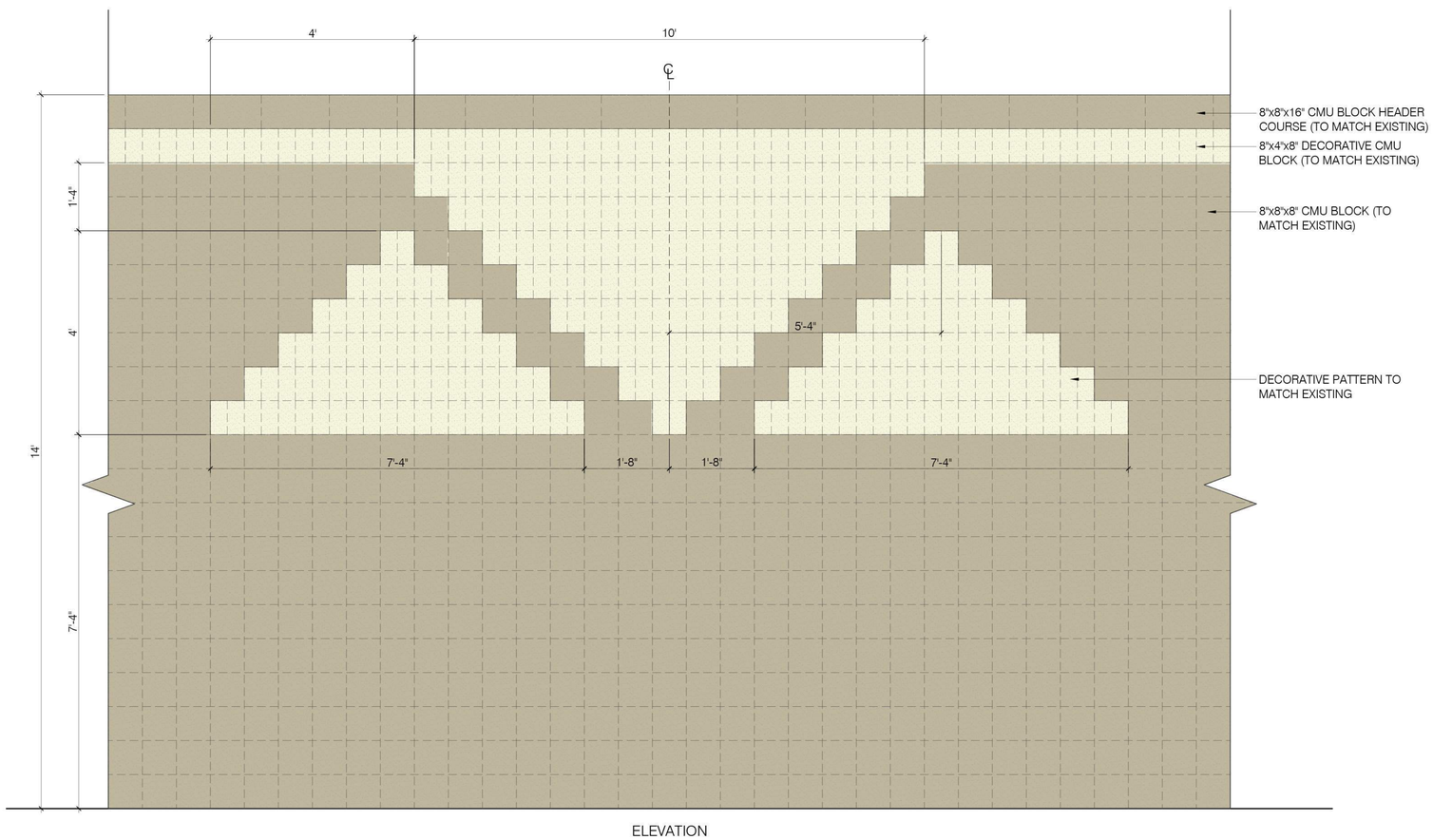
1 VEHICULAR CONCRETE PATTERN

3/4" = 1'-0" P-MD3-57



2 WHEEL STOPPER PLAN

1/4" = 1'-0" P-MD3-61



3 14' SOUND WALL ELEVATION

3/4" = 1'-0" P-MD3-62

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700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

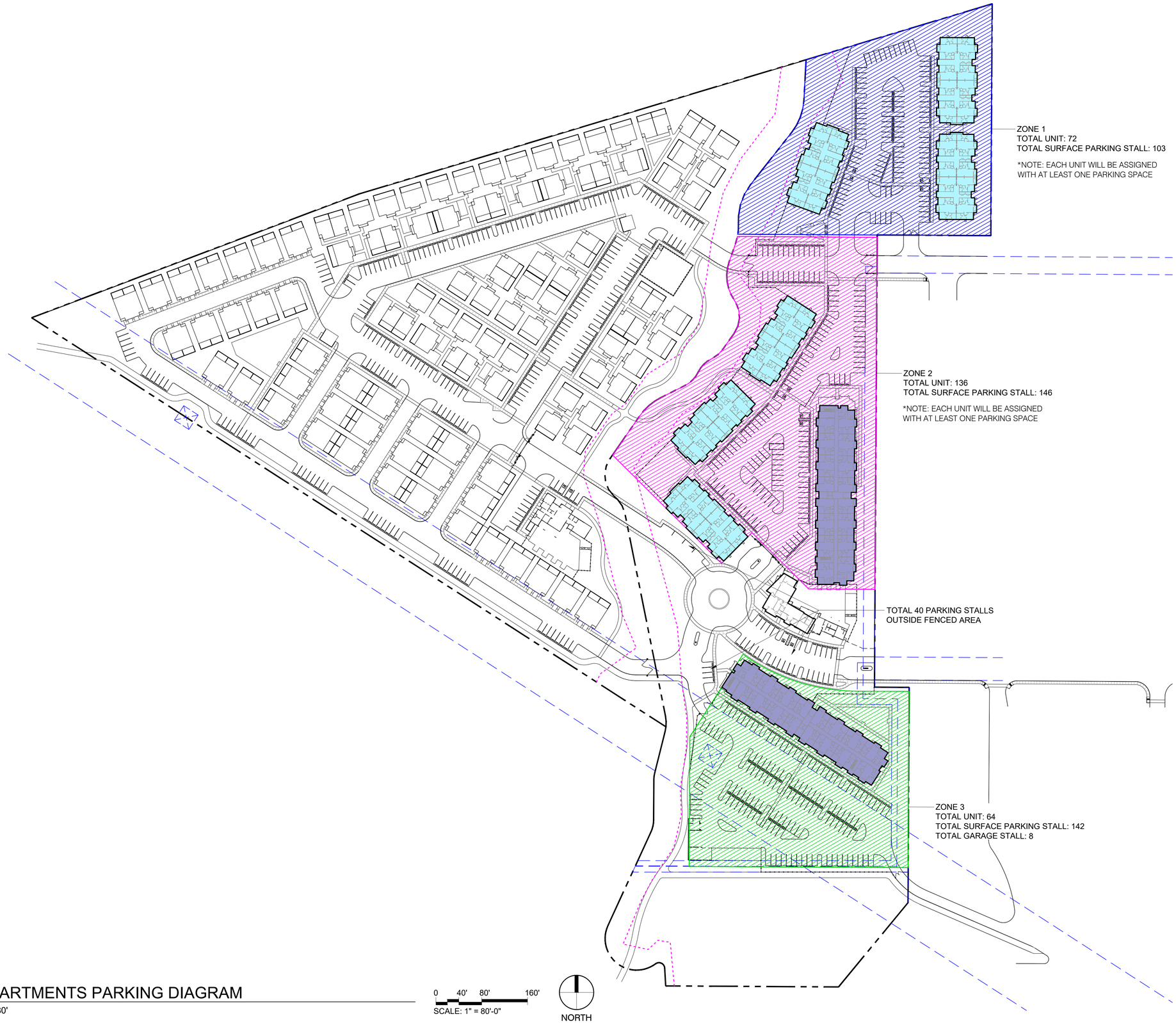
SEAL:

DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN NOTES

SHEET NUMBER:
SP506

PLZSP-22-00044



1 APARTMENTS PARKING DIAGRAM

1" = 80'

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MODUS COMPANIES
SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

REGISTERED ARCHITECT 27181 JAY V. HICKS DATE SIGNED 12/4/2023 ARIZONA, U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN NOTES

SHEET NUMBER:
SP507

PLZSP-22-00044

3R PLZSP-22-00044 RECEIVED SEPT 25 2023 WD

4R PLZSP-22-00044 RECEIVED DEC 05 2023 AL

SUNDANCE APARTMENTS
BUCKEYE, ARIZONA
AUG 30, 2023

SHEET INDEX

SHEET	DESCRIPTION
	ARCHITECTURE
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G1.1	PROJECT INFORMATION
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G1.3	VIEW AT AMENITY AREA
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A2.0	BLDG 7 & 8 TYPE A - 1ST, 2ND & 3RD LEVEL
A2.1	BLDG 7 & 8 TYPE A - 4TH & ROOF LEVEL
A2.2	BLDG 7 & 8 TYPE A - ELEVATIONS COLOR
A2.3	BLDG 7 & 8 TYPE A - ELEVATIONS COLOR
A2.4	BLDG 7 & 8 TYPE A - ELEVATIONS - B&W
A2.5	BLDG 7 & 8 TYPE A - ELEVATIONS - B&W
A3.0	BLDG 1, 2, 3, 4, 5 & 6 TYPE B - 1ST & 2ND LEVEL
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A3.2	BLDG 1, 2, 3, 4, 5 & 6 TYPE B - ELEVATIONS COLOR
A3.3	BLDG 1, 2, 3, 4, 5 & 6 TYPE B - ELEVATIONS B&W
A4.0	CLUBHOUSE/ LEASING FLOOR PLAN
A4.1	CLUBHOUSE/ LEASING ELEVATIONS COLOR
A4.2	CLUBHOUSE/ LEASING ELEVATIONS COLOR
A4.3	CLUBHOUSE/ LEASING ELEVATIONS B&W
A4.4	CLUBHOUSE/ LEASING ELEVATIONS B&W
A4.5	TRASH & MAINTENANCE FLOOR & ELEVATIONS COLOR
A4.6	TRASH & MAINTENANCE FLOOR & ELEVATIONS B&W
A4.7	8 CAR GARAGE FLOOR PLAN & ELEVATIONS COLOR
A4.8	8 CAR GARAGE FLOOR PLAN & ELEVATIONS B&W
A5.0	UNIT PLANS
A6.0	COLOR MATERIAL BOARD

Project Team

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ed@moduscompanies.com

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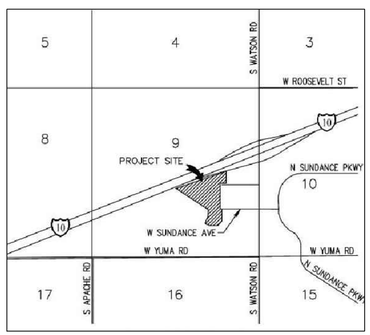
PHOENIX, AZ 85054
(602) 867-2500
Contact: ANDREW WHEELER
Andrew.Wheeler@Feltengroup.com

NORTH
N.T.S.



VICINITY MAP

G1.0

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

DATE: 09-22-23
JOB NO.: 2022-805

MODUS COMPANY
7147 E RANCHO VISTA DR. SUITE B01, SCOTTSDALE, AZ 85251

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

Architecture. Design. Relationships.

Thursday, September 21, 2023 6:24:46 AM
R:\2022\2022-805 MODUS - 700 S WATSON - BUCKEYE, AZ\03 DESIGN\SCHEMATIC\CAD\22-805_G1.0 COVER SHEET.DWG

PRIVATE OPEN SPACE

UNIT TYPE	PATIO/ BALCONY	NUMBER OF UNITS	TOTAL SQ. FT.
A1	54	72	3,888
A2	65	22	1,430
A2.1	65	6	390
B1	53	72	3,816
B2	66	84	5,544
C1	66	16	1,056
TOTAL PROVIDED		**272**	**16,124**

COMMON OPEN SPACE REQUIRED

UNIT TYPE	OPEN SPACE	NUMBER OF UNITS	TOTAL SQ. FT.
A1	150	72	10,800
A2	150	22	3,300
A2.1	150	6	900
B1	300	72	21,600
B2	300	84	25,200
C1	300	16	4,800
TOTAL REQUIRED		**272**	**66,600**

BUILDINGS GROSS SQFT.

BUILDING TYPE	LEVEL 1 SQFT.	LEVEL 2 SQFT.	LEVEL 3 SQFT.	LEVEL 4 SQFT.	# OF BLDG	TOTAL SQFT.
A	20,825	20,828	20,828	20,292	2	165,546
B	10,006	9,940	9,451		6	176,382
CLUBHOUSE	5,221				1	5,221
TRASH& MAINT	1,130				1	1,130
GARAGES	1,860				1	1,860
TOTAL	**109,897**	**FOOTPRINTS**			**10**	**350,139**

PARKING SUMMARY REQUIRED

RESIDENTIAL PARKING REQUIRED OPEN SPACE (STANDARD 9 'X 20')

UNIT TYPE	QUANTITY	CITY: REQUIRED PARKING PER UNIT	CITY: REQUIRED PARKING PERCENTAGE	TOTAL REQUIRED
1 BEDROOM	100	1		100
2 BEDROOMS	156	1.5		234
3 BEDROOMS	16	2		32
TOTAL UNITS	**272**			
STALL REQUIRED - RESIDENTIAL				**366**
STALL REQUIRED - GUEST/20 UNITS			20%	**55**
OFFICE		2		**2**
ACCESIBLE REQUIRED FOR ASSIGNED PARKING INCLUDED IN COUNT			2%	**8**
TOTAL STALL REQUIRED				**423**
EVCS INCLUDED IN PARKING COUNT FOR RESIDENTS		366	5%	18
EVCS INCLUDED IN PARKING COUNT FOR GUESTS		55	5%	3
TOTAL EVCS INCLUDED IN PARKING COUNT				**21**

PARKING SUMMARY PROVIDED

RESIDENTIAL PARKING REQUIRED OPEN SPACE (STANDARD 9 'X 20')

TYPE OF PARKING	QUANTITY	COVERED PARKING	OPEN STALLS	TOTAL PROVIDED
GARAGES	8 (count .5) 4	172		**172**
CARPORTS	168			
OPEN STALLS	STANDARD 262		262	263
STALL FOR USPS INCLUDED IN COUNT			1	
TOTAL STALL PROVIDED		**172**	**263**	**435**
		PARKING RATIO		**1.60**
ACCESSIBLE PARKING PROVIDED INCLUDED IN COUNT				
CARPORTS				**3**
OPEN SPACES				**7**
TOTAL INCLUDED 1 VAN				**10**
EVCS INCLUDED IN PARKING COUNT		REQUIRED		
CARPORTS				**5**
OPEN STALLS				**17**
TOTAL INCLUDED 1 VAN				**22**

SUNDANCE APARTMENTS, BUCKEYE, ARIZONA

PROJECT DESCRIPTION

A 272 UNIT PROJECT OF A 3-STORY & 4 STORY TYPE V-A RESIDENTIAL BUILDING

PARCEL # APN: 504-17-007V & 504-19-974

SITE AREA: NET = GROSS = 654743 SF. 15.0 ACRES
SITE ADDRESS: 700 S. WATSON ROAD, BUCKEYE, AZ 85326

TOTAL UNITS: 272 UNITS
DENSITY ON NET AREA 18.1 DU/AC
EXISTING ZONING: PLANNING COMMUNITY(PC) WITH THE SUNDANCE CMP OVERLAY
PROPOSE ZONING: PLANNING COMMUNITY(PC) WITH THE SUNDANCE CMP OVERLAY
EXISTING LAND USE VACANT
PROPOSE LAND USE RESIDENTIAL

BUILDING TYPE A (QTY 2) 4-STORY

UNIT TYPE	UNIT NET SQ. FT.	UNITS PER BUILDING	NUMBER OF BUILDING	TOTAL UNITS	TOTAL NET SQ. FT.	%	UNIT%
A2	728	11	2	22	16,016	17%	22%
A2.1	880	3	2	6	5,280	5%	
B2	1,070	42	2	84	89,880	66%	66%
C1	1,297	8	2	16	20,752	13%	13%
TOTAL	**1031 AVERAGE**	**64**		**128**	**131,928**	**100%**	

BUILDING TYPE B (QTY 6) 3 STORY

UNIT TYPE	UNIT NET SQ. FT.	UNITS PER BUILDING	NUMBER OF BUILDING	TOTAL UNITS	TOTAL NET SQ. FT.	%	UNIT%
A1	746	12	6	72	53,712	50%	50%
B1	1,113	12	6	72	80,136	50%	50%
TOTAL	**930 AVERAGE**	**24**		**144**	**133,848**	**100%**	

UNIT SUMMARY

UNIT TYPE	UNIT NET SQ. FT.	NUMBER OF UNITS	TOTAL NET SQ. FT.	%	UNIT%
A1	746	72	53,712	26%	37%
A2	728	22	16,016	8%	
A2.1	880	6	5,280	2%	
B1	1,113	72	80,136	26%	57%
B2	1,070	84	89,880	31%	
C2	1,297	16	20,752	6%	6%
TOTAL	**977 AVERAGE**	**272**	**265,776**	**100%**	

CODE SUMMARY

CODE	ADOPTED EDITION
A	2018 INTERNATIONAL BUILDING CODE
B	2018 RESIDENCE CODE
C	2018 INTERNATIONAL MECHANICAL CODE
D	2018 INTERNATIONAL FUEL & GAS CODE
E	2018 INTERNATIONAL PLUMBING CODE
F	2018 INTERNATIONAL FIRE CODE
G	2018 INTERNATIONAL ENERGY CONSERVATION CODE
H	2017 NATIONAL ELECTRIC CODE
I	ICC A117.1-2009 (FOR ADA)
J	LOCAL MUNICIPAL CODE AND AMENDMENTS

PROJECT INFORMATION G1.1

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

DATE: 08-30-23
JOB NO.: 2022-805

MODUS COMPANY
7147 E RANCHO VISTA DR. SUITE B01, SCOTTSDALE, AZ 85251

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

Architecture. Design. Relationships.

VIEW CLUBHOUSE AT ROUNDABOUT

VIEW 1

G1.2

SUNDANCE APARTMENTS

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Architecture.
Design.
Relationships.

VIEW AT AMENITY AREA

VIEW 2

G1.3

SUNDANCE APARTMENTS

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Architecture.
Design.
Relationships.

provide a conceptual address and way find signs, and directory to engineering

Buckeye Fire Medical Rescue Department
- ☐ Approved
- ☑ Approved with Comments
- ☐ Approved with Stipulations
- ☐ Revise & Resubmit

Date: 10/4/2023
Reviewed By: jbaca
Final approval subject to site inspection

UNIT SUMMARY

UNIT TYPE	UNIT NET SQ. FT.	NUMBER OF UNITS	TOTAL NET SQ. FT.	%	UNIT %
A1	746	72	53,712	26%	37%
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C2	1,297	16	20,752	6%	6%
TOTAL	**977 AVERAGE**	**272**	**265,776**	**100%**	

PARKING SUMMARY REQUIRED

RESIDENTIAL PARKING REQUIRED OPEN SPACE (STANDARD 9 'X 20')

UNIT TYPE	QUANTITY	CITY		
		REQUIRED PARKING		TOTAL REQUIRED
		PER UNIT	PERCENTAGE	
1 BEDROOM	100	1		100
2 BEDROOMS	156	1.5		234
3 BEDROOMS	16	2		32
TOTAL UNITS	**272**			
STALL REQUIRED - RESIDENTIAL				**366**
STALL REQUIRED - GUEST/20 UNITS			20%	**55**
OFFICE		2		**2**
ACCESIBLE REQUIRED FOR ASSIGNED PARKING INCLUDED IN COUNT			2%	**8**
TOTAL STALL REQUIRED				**423**
EVCS INCLUDED IN PARKING COUNT FOR RESIDENTS		366	5%	18
EVCS INCLUDED IN PARKING COUNT FOR GUESTS		55	5%	3
TOTAL EVCS INCLUDED IN PARKING COUNT				**21**

PARKING SUMMARY PROVIDED

RESIDENTIAL PARKING REQUIRED OPEN SPACE (STANDARD 9 'X 20')

TYPE OF PARKING	QUANTITY	COVERED PARKING	OPEN STALLS	TOTAL PROVIDED
GARAGES	8 (count .5) 4	172		**172**
CARPORTS	168			
OPEN STALLS	STANDARD 262		262	263
STALL FOR USPS INCLUDED IN COUNT			1	
TOTAL STALL PROVIDED		**172**	**263**	**435**
		PARKING RATIO		**1.60**
ACCESSIBLE PARKING PROVIDED INCLUDED IN COUNT				
CARPORTS				**3**
OPEN SPACES				**7**
TOTAL INCLUDED 1 VAN				**10**
EVCS INCLUDED IN PARKING COUNT		REQUIRED		
CARPORTS				**5**
OPEN STALLS				**17**
TOTAL INCLUDED 1 VAN				**22**

1"=80'-0" 0 40' 80' 160' 240'

NORTH

CONCEPTUAL SITE PLAN

A1.0

SUNDANCE APARTMENTS

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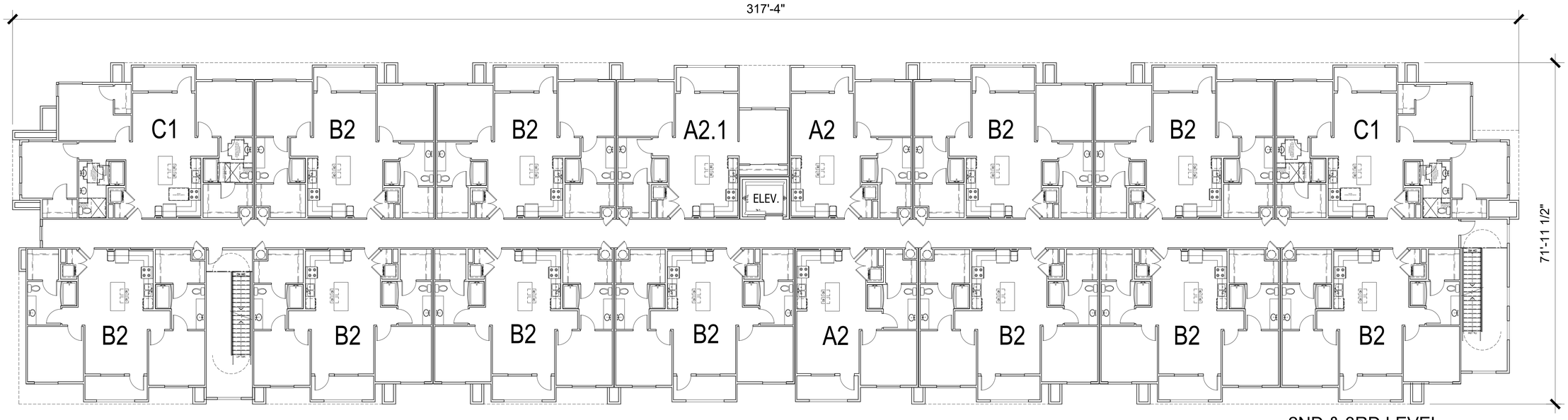
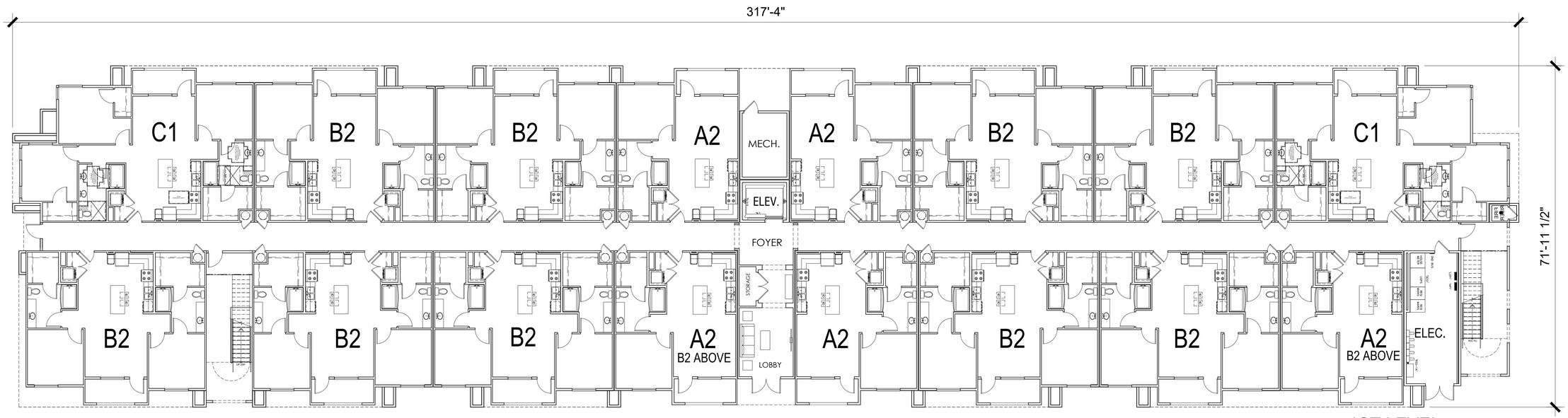


2ND & 3RD LEVEL



1ST LEVEL

BUILDING TYPE A FLOOR PLAN

A2.0

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

3/32"=1'-0" 0 8' 16' 32'

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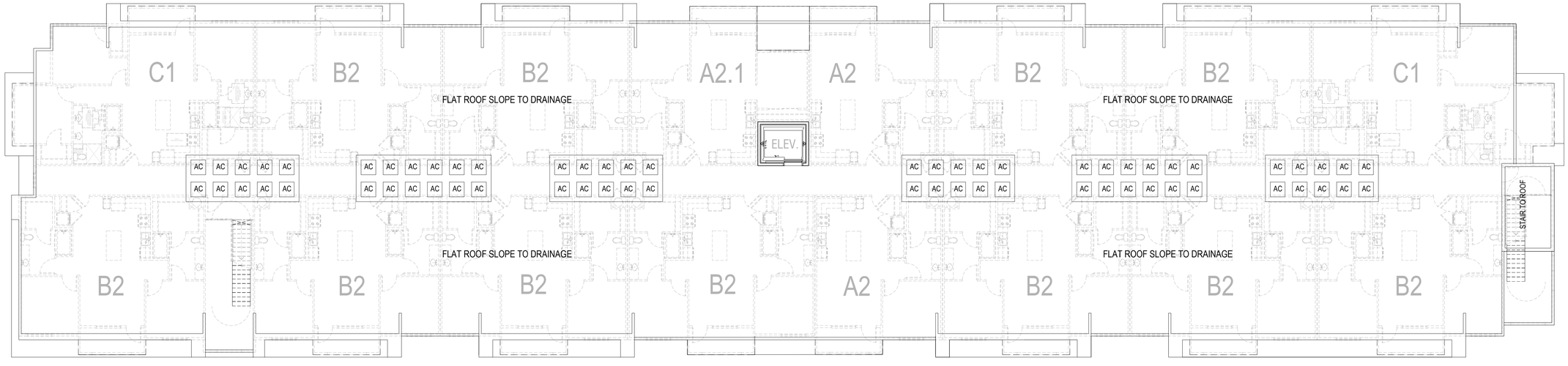
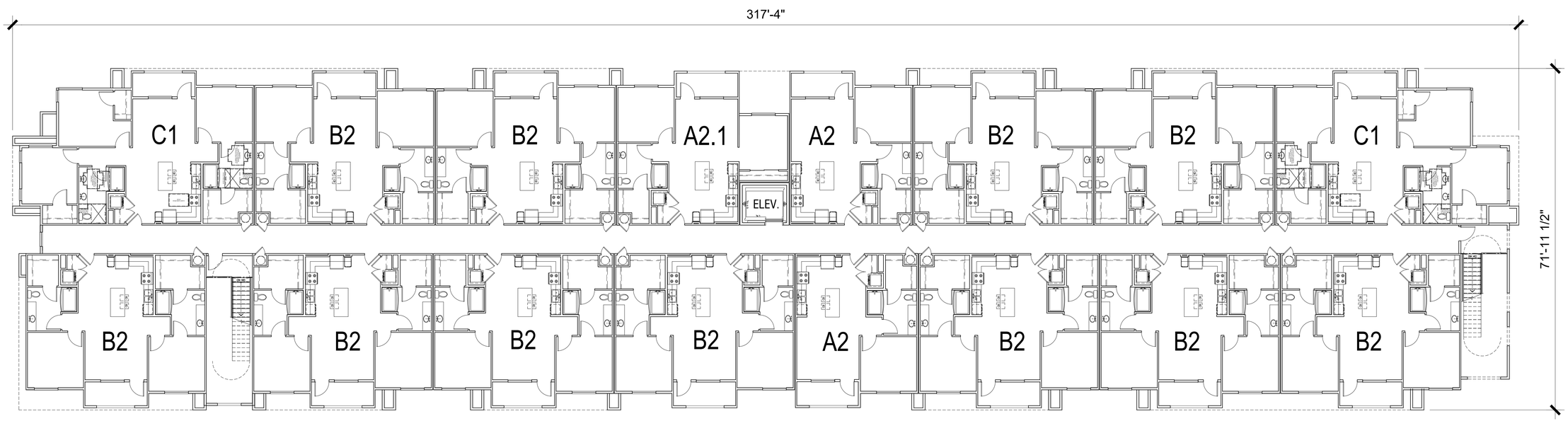


ROOF LEVEL



4TH LEVEL

BUILDING TYPE A FLOOR PLAN

A2.1

3/32"=1'-0" 0 8' 16' 32'

DATE: 08-30-23
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SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

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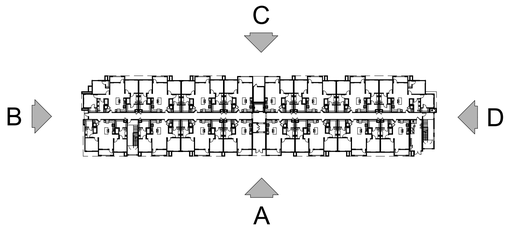
Architecture. Design. Relationships.

ELEVATION A

ELEVATION B

MATERIALS LEGEND

1	STUCCO
2	METAL RAILING
3	VINYL WINDOW
4	STAIR TO ROOF
5	UTILITY DOOR
6	LIGHT FIXTURES
7	RECESSED DOOR
8	DECORATION METAL SHEET
9	METAL LOUVER
10	STEEL COLUMN
11	SECTIONAL WOOD GRAIN GARAGE DOOR
12	CANOPY
13	METAL GATE
14	STUCCO OVER CMU
15	SECTIONAL OVERHEAD DOOR



3/32"=1'-0" 0 8' 16' 32'

BUILDING 7 & 8 TYPE A ELEVATIONS

A2.2

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

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Architecture. Design. Relationships.

ELEVATION C

ELEVATION D

MATERIALS LEGEND

1	STUCCO
2	METAL RAILING
3	VINYL WINDOW
4	STAIR TO ROOF
5	UTILITY DOOR
6	LIGHT FIXTURES
7	RECESSED DOOR
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12	CANOPY
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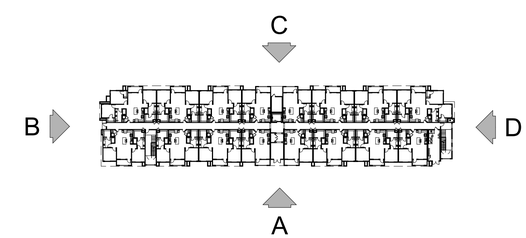
14	STUCCO OVER CMU
15	SECTIONAL OVERHEAD DOOR



3/32"=1'-0" 0 8' 16' 32'

BUILDING 7 & 8 TYPE A ELEVATIONS

A2.3

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

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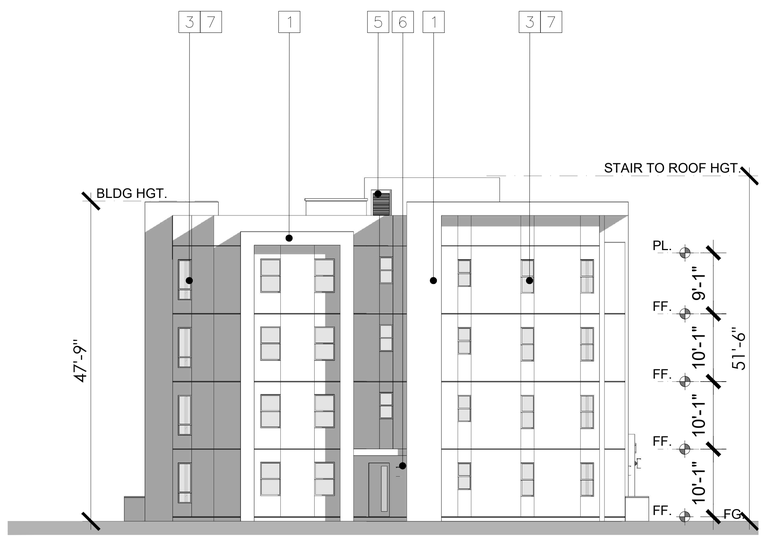
Relationships.

ELEVATION A



ELEVATION B

MATERIALS LEGEND

1	STUCCO
2	METAL RAILING
3	VINYL WINDOW
4	STAIR TO ROOF
5	UTILITY DOOR
6	LIGHT FIXTURES
7	RECESSED DOOR
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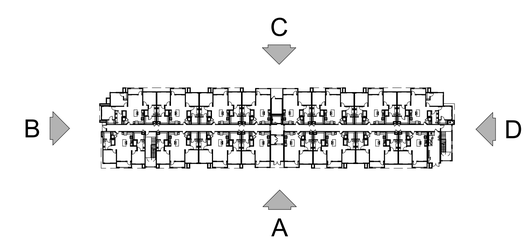
14	STUCCO OVER CMU
15	SECTIONAL OVERHEAD DOOR



3/32"=1'-0" 0 8' 16' 32'

BUILDING 7 & 8 TYPE A ELEVATIONS

A2.4

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

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Architecture.
Design.
Relationships.

ELEVATION C

ELEVATION D

MATERIALS LEGEND

1	STUCCO
2	METAL RAILING
3	VINYL WINDOW
4	STAIR TO ROOF
5	UTILITY DOOR
6	LIGHT FIXTURES
7	RECESSED DOOR
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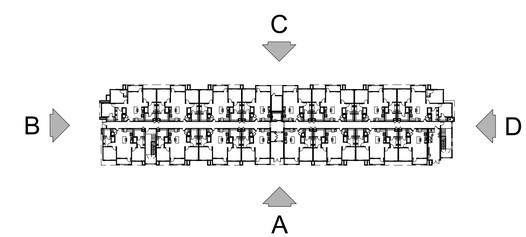

3/32"=1'-0" 0 8' 16' 32'

BUILDING 7 & 8 TYPE A ELEVATIONS

A2.5

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

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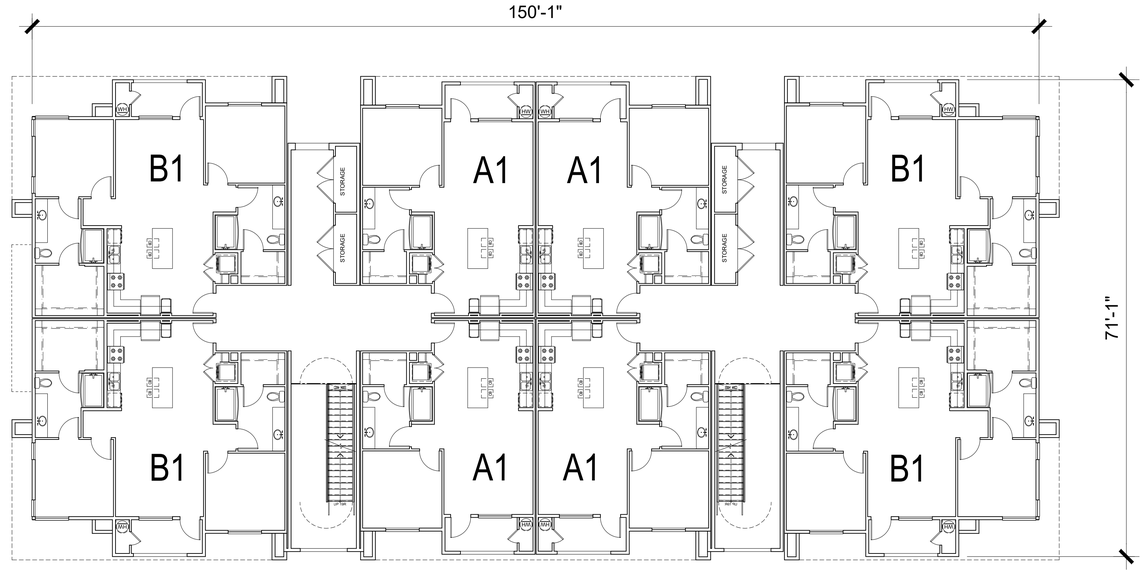
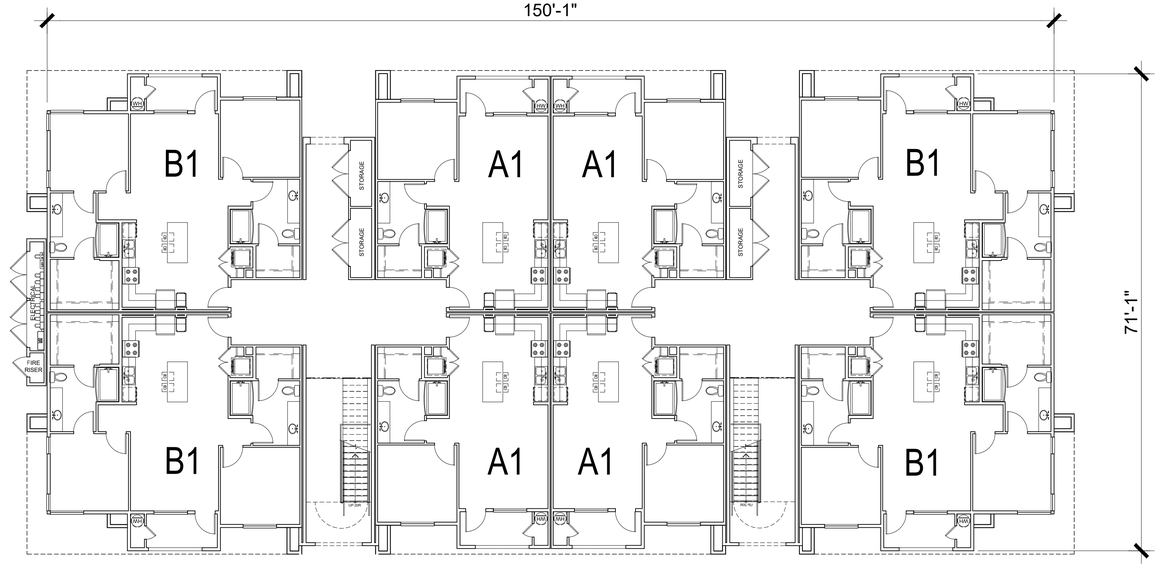


2ND LEVEL



1ST LEVEL

BUILDING TYPE B FLOOR PLAN

A3.0

3/32"=1'-0" 0 8' 16' 32'

DATE: 08-30-23
JOB NO.: 2022-805

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

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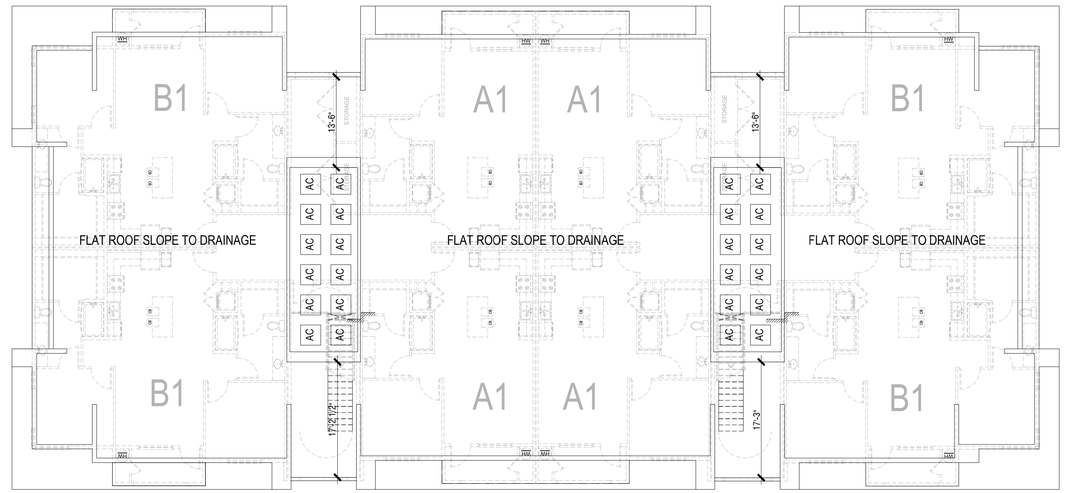
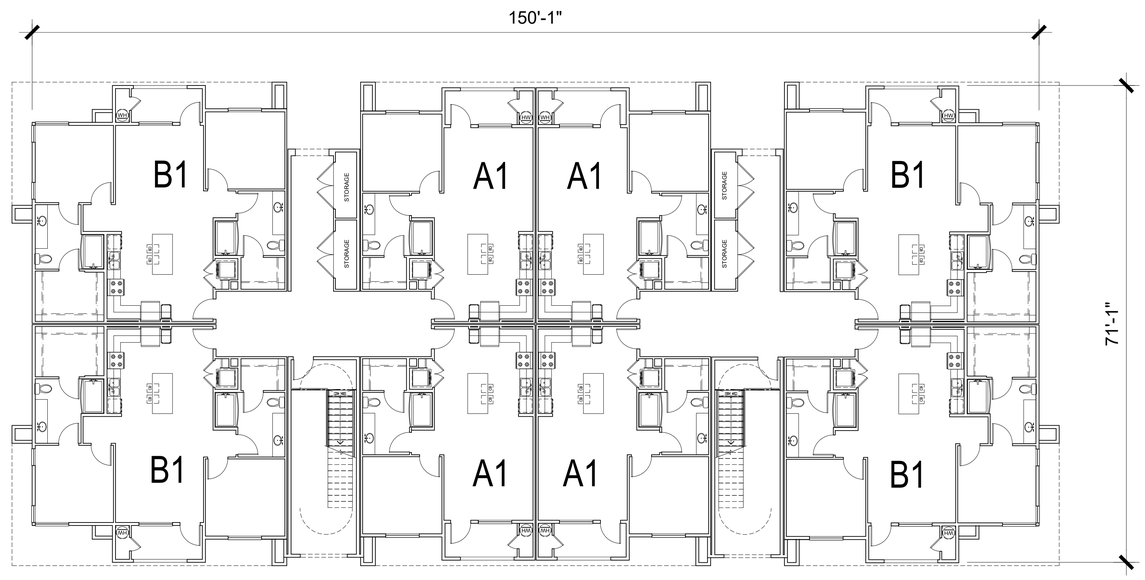


ROOF LEVEL



3RD LEVEL

BUILDING TYPE B FLOOR PLAN

A3.1

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

3/32"=1'-0" 0 8' 16' 32'

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Architecture.
Design.
Relationships.

ELEVATION B

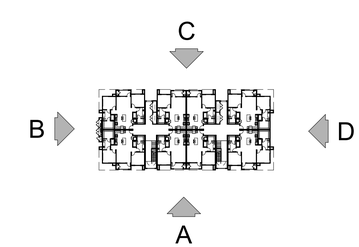
ELEVATION A

MATERIALS LEGEND

1	STUCCO
2	METAL RAILING
3	VINYL WINDOW
4	STAIR TO ROOF
5	UTILITY DOOR
6	LIGHT FIXTURES
7	RECESSED DOOR
8	DECORATION METAL SHEET
9	METAL LOUVER
10	STEEL COLUMN
11	SECTIONAL WOOD GRAIN GARAGE DOOR
12	CANOPY
13	METAL GATE
14	STUCCO OVER CMU
15	SECTIONAL OVERHEAD DOOR

ELEVATION D

ELEVATION C



3/32"=1'-0" 0 8' 16' 32'

BUILDING 1, 2, 3, 4, 5 & 6 TYPE B ELEVATIONS

A3.2

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

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ELEVATION B

ELEVATION A

MATERIALS LEGEND

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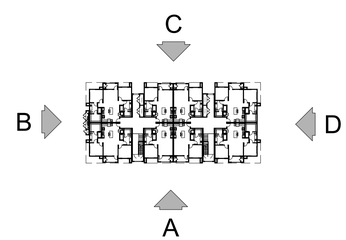
ELEVATION D

ELEVATION C



3/32"=1'-0" 0 8' 16' 32'

BUILDING 1, 2, 3, 4, 5 & 6 TYPE B ELEVATIONS

A3.3

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

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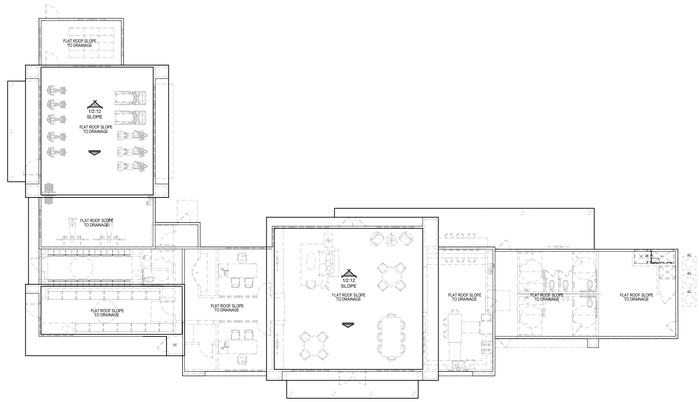
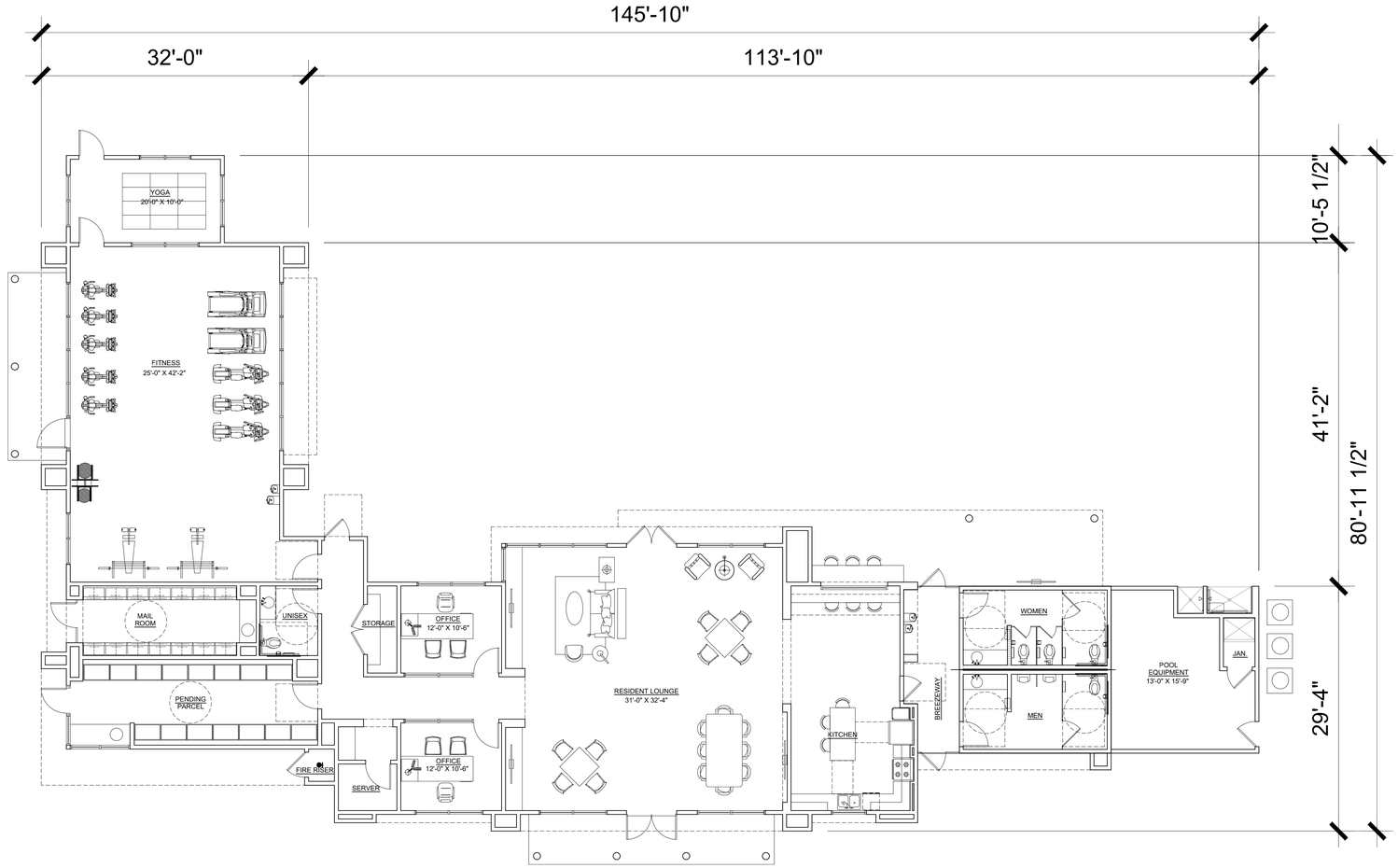


ROOF PLAN



FLOOR PLAN

CLUBHOUSE		
CONDITIONED AREA: RESIDENT LOUNGE, FITNESS, OFFICE	3644	SQ. FT.
UNCONDITIONED AREA: MAIL ROOM	170	SQ. FT.
CONDITIONED AREA: PARCEL PENDING	292	SQ. FT.
UNCONDITIONED AREA: POOL EQUIPMENT	270	SQ. FT.
UNCONDITIONED AREA: POOL BATHS & PORCH	846	SQ. FT.
TOTAL GROSS AREA UNDER COVERED ROOF	5221	SQ. FT.

CLUBHOUSE (IBC TABLE 1004.1.2)			
	SQ. FT.	OCC. FACTOR	OCC. LOAD
RESIDENT LOUNGE	2,106	15	140
FITNESS	1,220	50	24
MAIL ROOM	170	100	2
PARCEL PENDING	292	100	3

NORTH

CLUBHOUSE LEASING FLOOR PLAN

A4.0

1/8"=1'-0" 0 4' 8' 16' 24'

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SUNDANCE APARTMENTS

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Architecture. Design. Relationships.

ELEVATION A

ELEVATION C

MATERIALS LEGEND

1	STUCCO
2	METAL RAILING
3	VINYL WINDOW
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5	UTILITY DOOR
6	LIGHT FIXTURES
7	RECESSED DOOR
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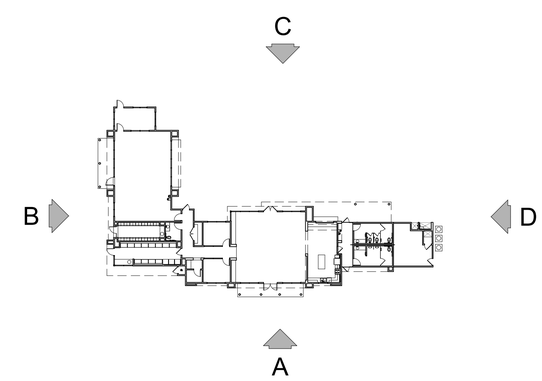
14	STUCCO OVER CMU
15	SECTIONAL OVERHEAD DOOR



1/8"=1'-0" 0 4' 8' 16' 24'

CLUBHOUSE ELEVATIONS

A4.1

SUNDANCE APARTMENTS

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Design.
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ELEVATION B

ELEVATION D

MATERIALS LEGEND

1	STUCCO
2	METAL RAILING
3	VINYL WINDOW
4	STAIR TO ROOF
5	UTILITY DOOR
6	LIGHT FIXTURES
7	RECESSED DOOR
8	DECORATION METAL SHEET
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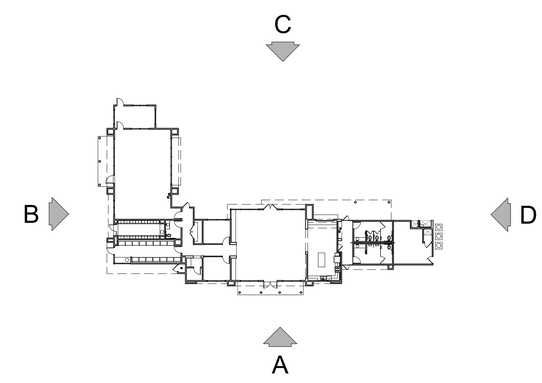

1/8"=1'-0" 0 4' 8' 16' 24'

CLUBHOUSE ELEVATIONS

A4.2

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

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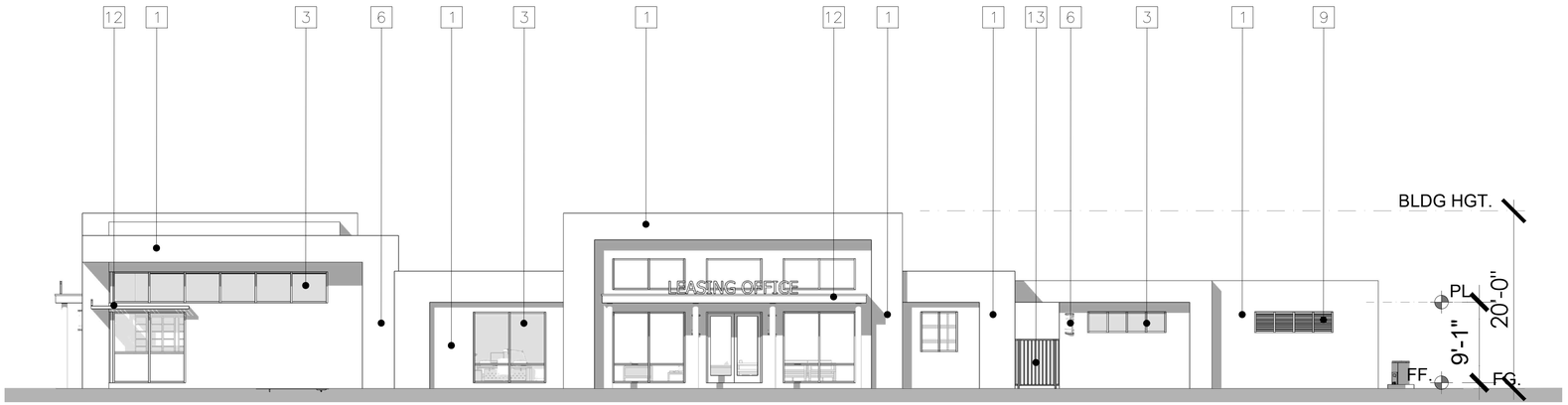
JOB NO.: 2022-805

MODUS COMPANY
7147 E RANCHO VISTA DR. SUITE B01, SCOTTSDALE, AZ 85251

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

Architecture.
Design.
Relationships.

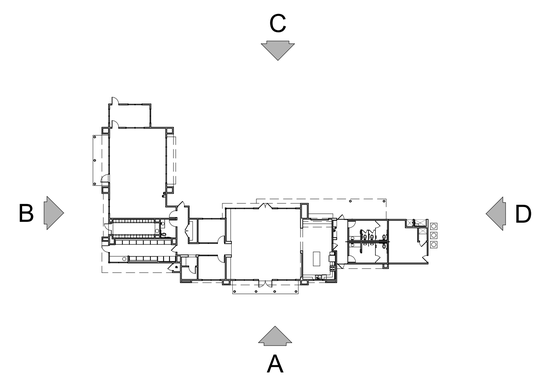


ELEVATION A

ELEVATION C

MATERIALS LEGEND

1	STUCCO
2	METAL RAILING
3	VINYL WINDOW
4	STAIR TO ROOF
5	UTILITY DOOR
6	LIGHT FIXTURES
7	RECESSED DOOR
8	DECORATION METAL SHEET
9	METAL LOUVER
10	STEEL COLUMN
11	SECTIONAL WOOD GRAIN GARAGE DOOR
12	CANOPY
13	METAL GATE
14	STUCCO OVER CMU
15	SECTIONAL OVERHEAD DOOR



1/8"=1'-0" 0 4' 8' 16' 24'

CLUBHOUSE ELEVATIONS

A4.3

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

DATE: 08-30-23
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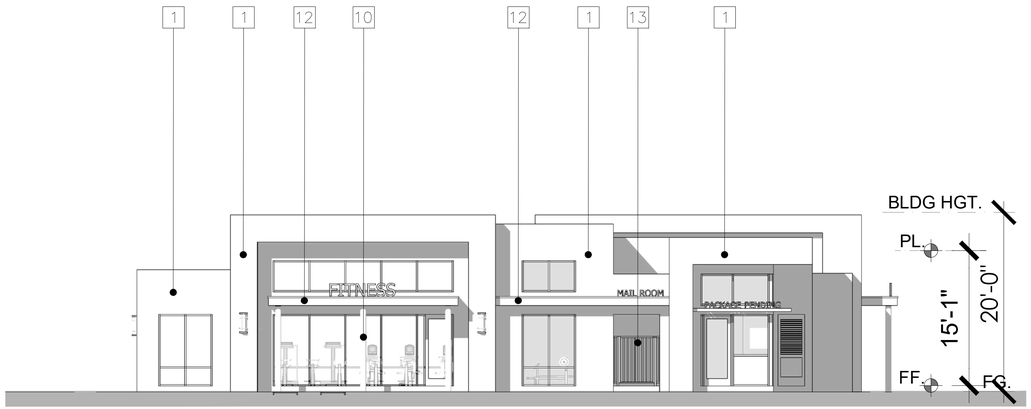
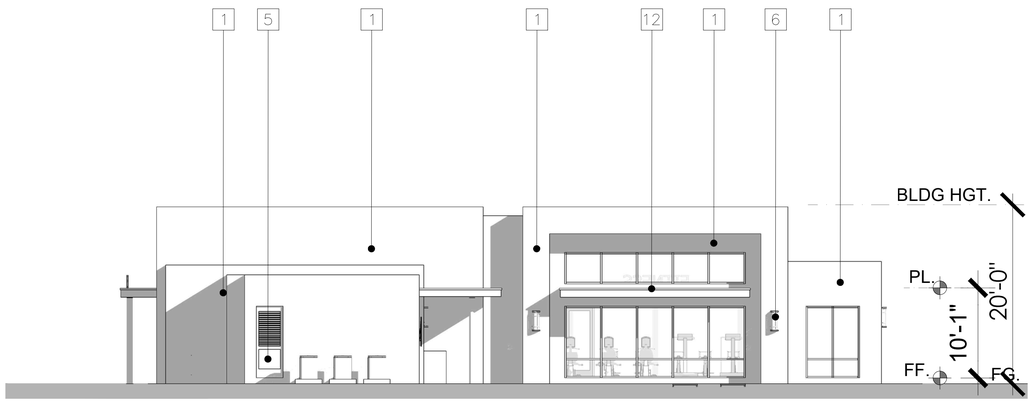


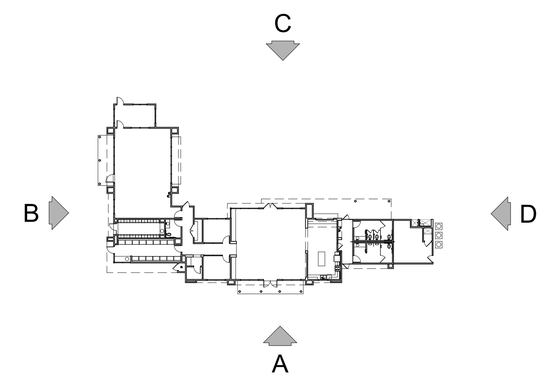
ELEVATION B



ELEVATION D

MATERIALS LEGEND

1 STUCCO
2 METAL RAILING
3 VINYL WINDOW
4 STAIR TO ROOF
5 UTILITY DOOR
6 LIGHT FIXTURES
7 RECESSED DOOR
8 DECORATION METAL SHEET
9 METAL LOUVER
10 STEEL COLUMN
11 SECTIONAL WOOD GRAIN GARAGE DOOR
12 CANOPY
13 METAL GATE
14 STUCCO OVER CMU
15 SECTIONAL OVERHEAD DOOR



1/8"=1'-0" 0 4' 8' 16' 24'

CLUBHOUSE ELEVATIONS

A4.4

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

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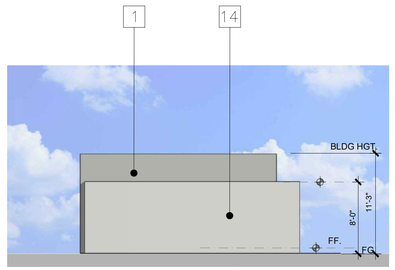
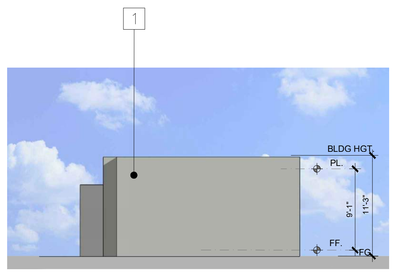
Relationships.



LEFT

FRONT



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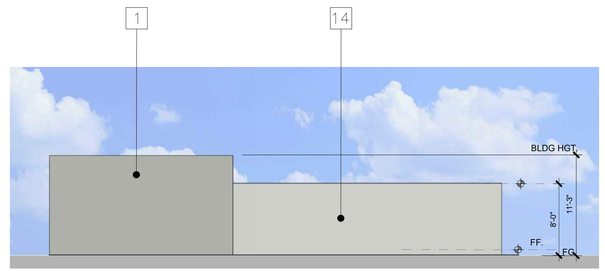
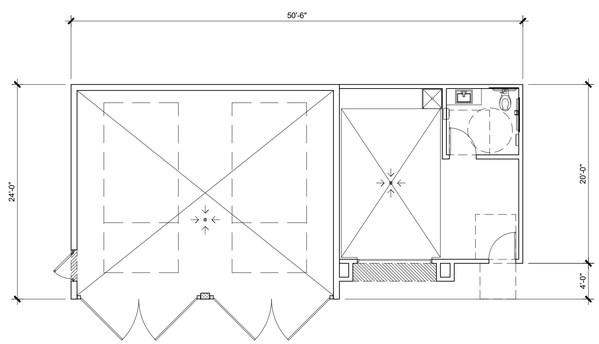


REAR

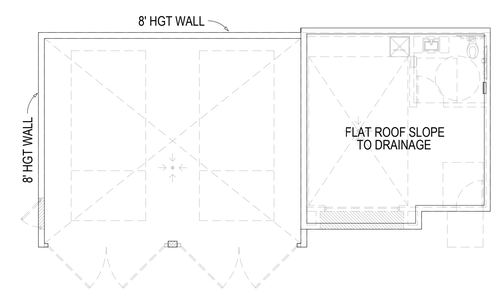
MATERIALS LEGEND

1	STUCCO
2	METAL RAILING
3	VINYL WINDOW
4	STAIR TO ROOF
5	UTILITY DOOR
6	LIGHT FIXTURES
7	RECESSED DOOR
8	DECORATION METAL SHEET
9	METAL LOUVER
10	STEEL COLUMN
11	SECTIONAL WOOD GRAIN GARAGE DOOR
12	CANOPY
13	METAL GATE
14	STUCCO OVER CMU
15	SECTIONAL OVERHEAD DOOR



TRASH & MAINTENANCE	U OCC
AREA - TRASH	720 S.F.
AREA - MAINTENANCE	410 S.F.
OCCUPANT LOAD = 410/ 100 =	6 OCC.

FLOOR PLAN



ROOF PLAN

TRASH & MAINTENANCE FLOOR PLAN & ELEVATIONS

4.5

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

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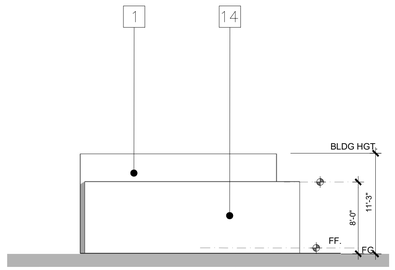

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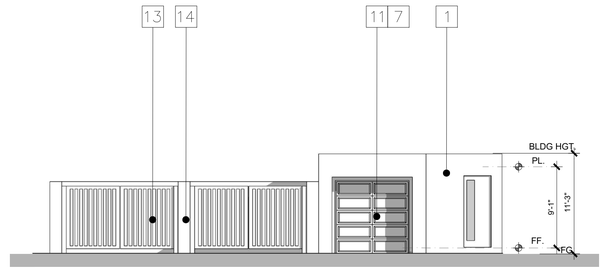

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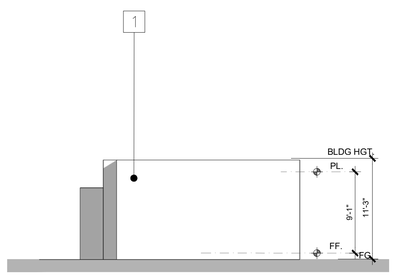

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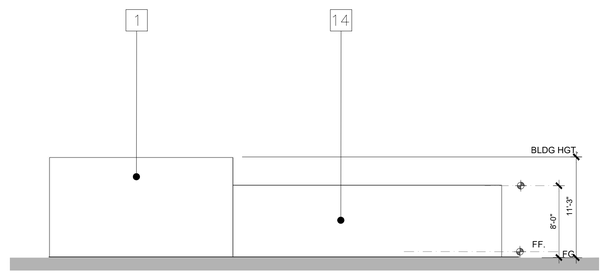

REAR

MATERIALS LEGEND

1	STUCCO
2	METAL RAILING
3	VINYL WINDOW
4	STAIR TO ROOF
5	UTILITY DOOR
6	LIGHT FIXTURES
7	RECESSED DOOR
8	DECORATION METAL SHEET
9	METAL LOUVER
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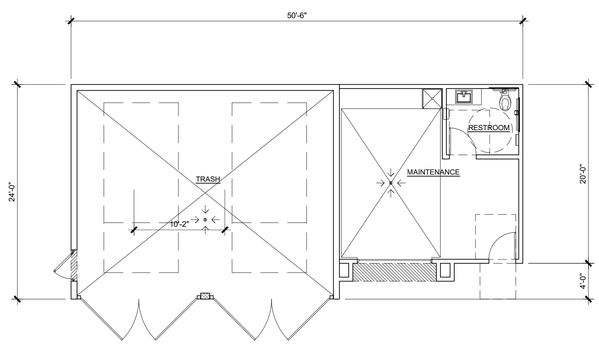
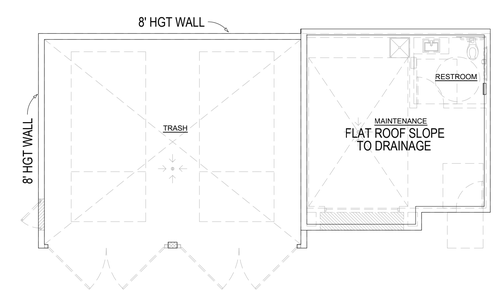
11	SECTIONAL WOOD GRAIN GARAGE DOOR
12	CANOPY
13	METAL GATE
14	STUCCO OVER CMU
15	SECTIONAL OVERHEAD DOOR



TRASH & MAINTENANCE	U OCC
AREA - TRASH	720 S.F.
AREA - MAINTENANCE	410 S.F.
OCCUPANT LOAD = 410/ 100 =	6 OCC.

FLOOR PLAN



ROOF PLAN

TRASH & MAINTENANCE FLOOR PLAN & B&W ELEVATIONS

4.6

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

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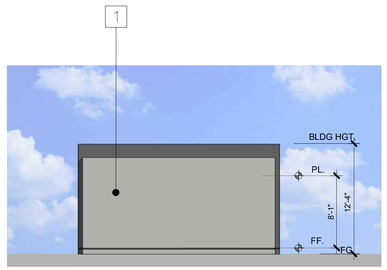

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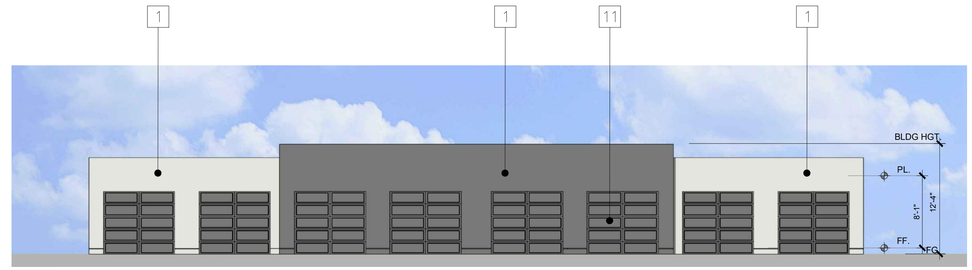

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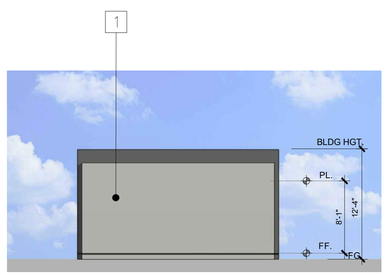

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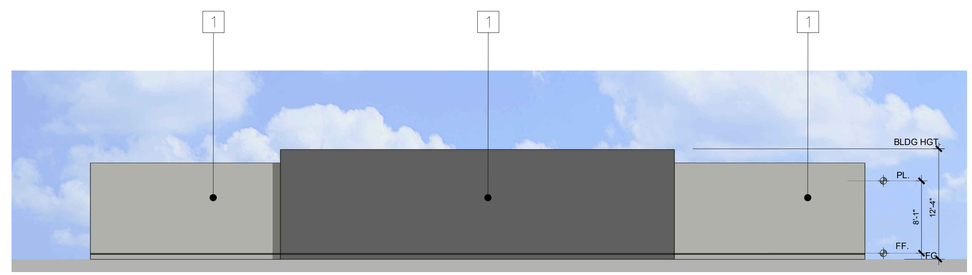

REAR

MATERIALS LEGEND

1 STUCCO
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3 VINYL WINDOW
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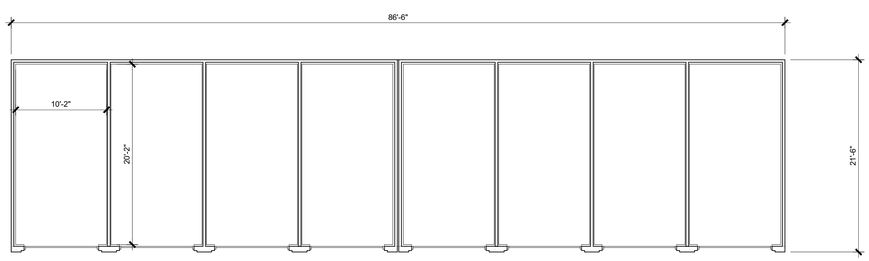
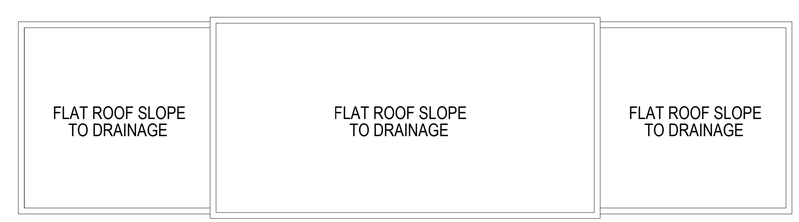


FLOOR PLAN



ROOF PLAN

8 CAR GARAGE FLOOR PLAN & ELEVATIONS

A4.7

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

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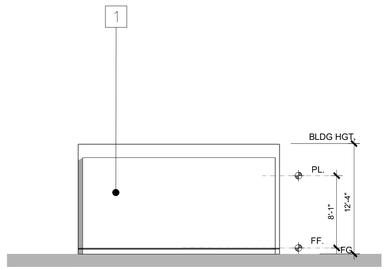

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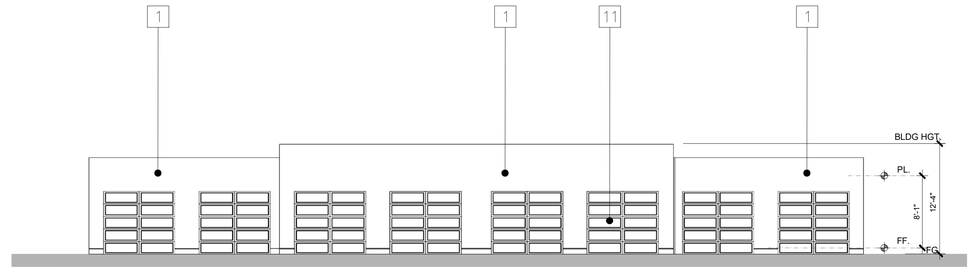

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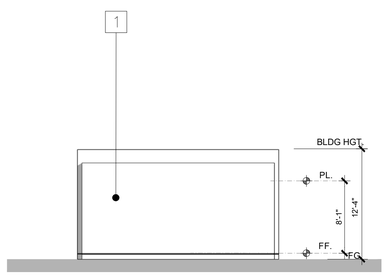

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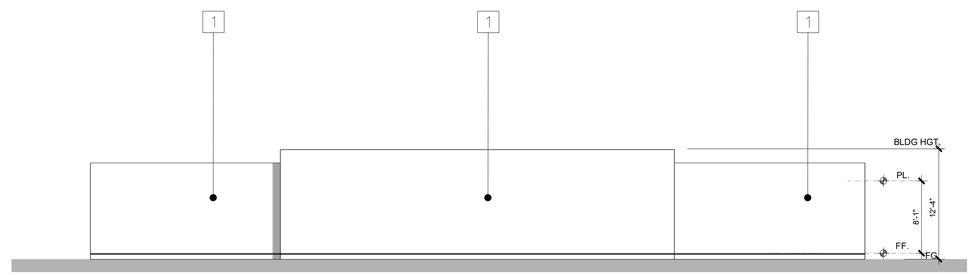

REAR

MATERIALS LEGEND

1 STUCCO
2 METAL RAILING
3 VINYL WINDOW
4 STAIR TO ROOF
5 UTILITY DOOR
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7 RECESSED DOOR
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13 METAL GATE
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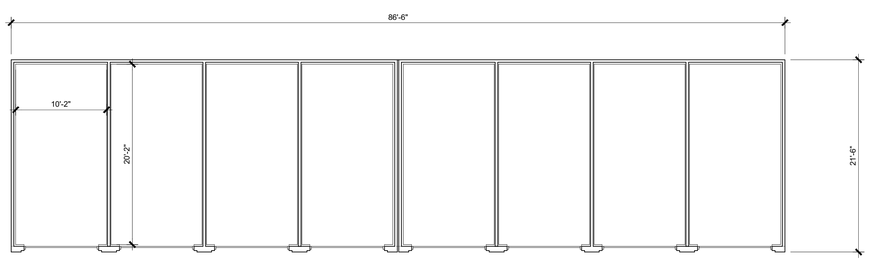
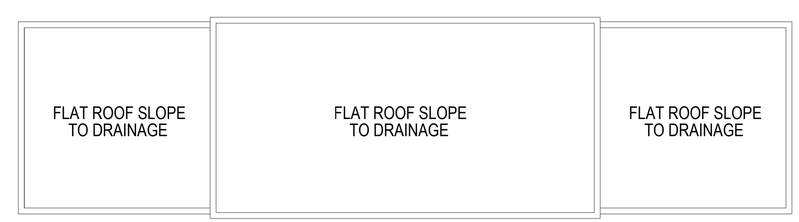
15 SECTIONAL OVERHEAD DOOR



FLOOR PLAN



ROOF PLAN

8 CAR GARAGE FLOOR PLAN AND B&W ELEVATIONS

A4.8

SUNDANCE APARTMENTS

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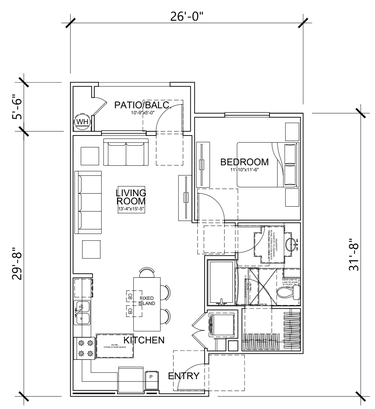
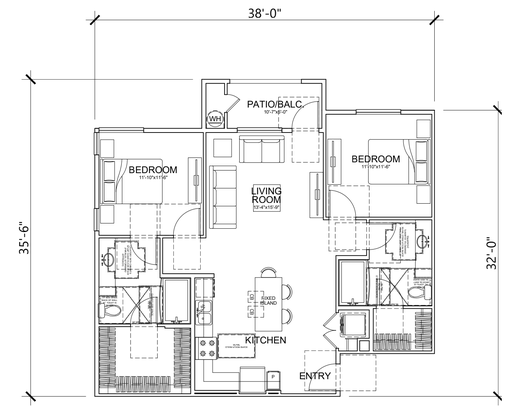
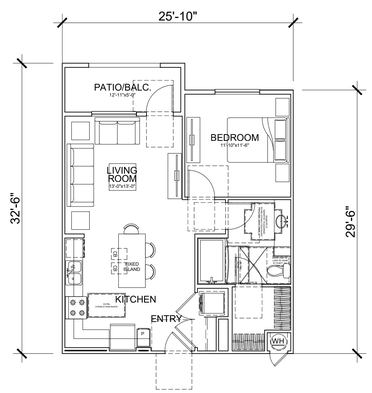


UNIT A1: 1BR / 1BA
LIVABLE AREA: 746 SQ. FT.
PATIO/ BALCONY AREA: 54 SQ. FT.
QUANTITY: 72 = 26%

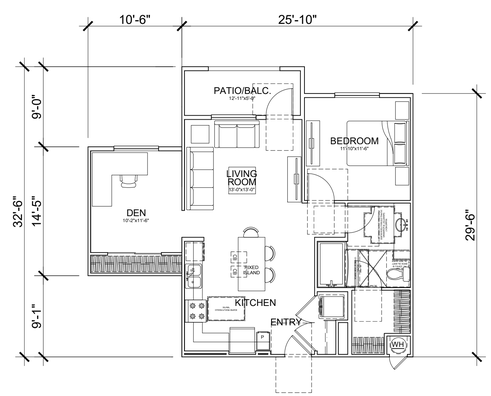


UNIT B1: 2BR / 2BA
LIVABLE AREA: 1113 SQ. FT.
PATIO/ BALCONY AREA: 53 SQ. FT.
QUANTITY: 72 = 26%

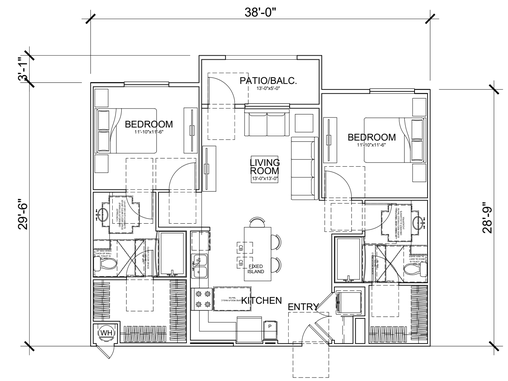
UNIT PLANS FOR BUILDING TYPE B



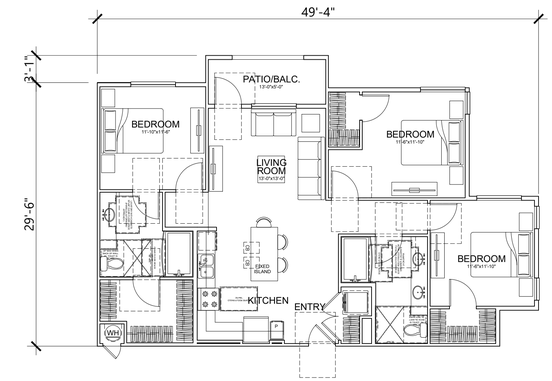
UNIT A2: 1BR / 1BA
LIVABLE AREA: 728 SQ. FT.
PATIO/ BALCONY AREA: 65 SQ. FT.
QUANTITY: 22 = 8%



UNIT A2.1: 1BR / 1BA
LIVABLE AREA: 880 SQ. FT.
PATIO/ BALCONY AREA: 65 SQ. FT.
QUANTITY: 6 = 2%



UNIT B2: 2BR / 2BA
LIVABLE AREA: 1070 SQ. FT.
PATIO/ BALCONY AREA: 66 SQ. FT.
QUANTITY: 84 = 31%



UNIT C1: 3BR / 2BA
LIVABLE AREA: 1297 SQ. FT.
PATIO/ BALCONY AREA: 66 SQ. FT.
QUANTITY: 16 = 6%

UNIT PLANS FOR BUILDING TYPE A

UNITS PLAN

A5.0

1/8"=1'-0" 0 4' 8' 16' 24'

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

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ARCHITECTS ORANGE
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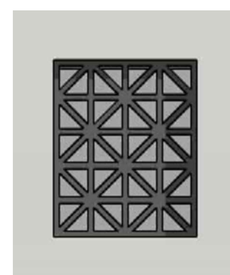
Architecture.
Design.
Relationships.

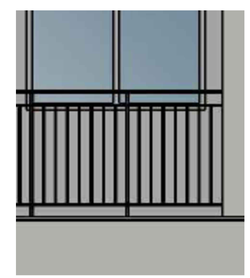
STUCCO 30 / 30
SAND FINISH (A)

VYNIL WINDOW
WHITE (B)

LIGHT FIXTURE (C)



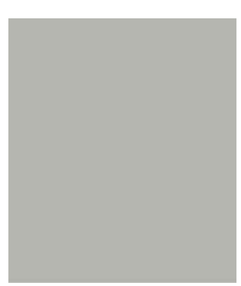
DECORATION
PANEL (D)



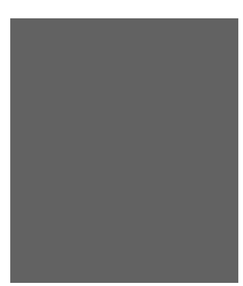
METAL RAILING (E)

8" CMU WITH
2" CAPBLOCK (F)

MOONLIGHT
DRYVIT 612 (1)



DUNN EDWARDS
CHURCH MOUSE
DET 603 (2)



DUNN EDWARDS
CHARCOAL SMUDGE
DE 6370 (3)

DUNN EDWARDS
IRON FIXTURE
DE6384 (4)

COLOR & MATERIALS

A6.0

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

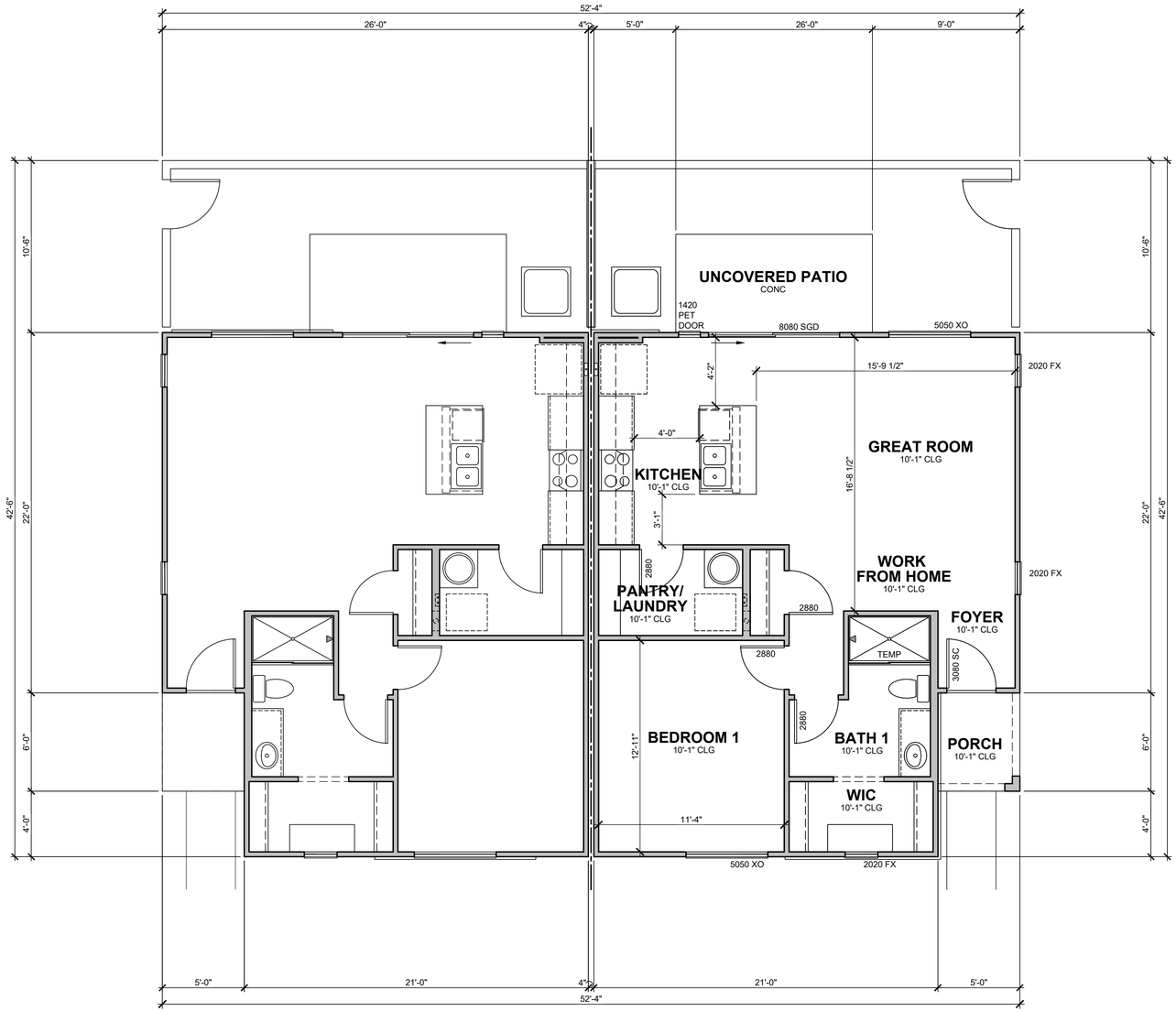
DATE: 09-22-23
JOB NO.: 2022-805

MODUS COMPANY
7147 E RANCHO VISTA DR. SUITE B01, SCOTTSDALE, AZ 85251

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

Architecture.
Design.
Relationships.

3R PLZSP-22-00044 RECEIVED SEPT 25 2023 WD



FLOOR PLAN

PLAN 1 ELEVATION A-B 1/4" = 1'-0"

PLAN 1 - ELEVATION A-B | SUNDANCE STATION | BUCKEYE, ARIZONA

PLZSP-22-00044
4-26-2023

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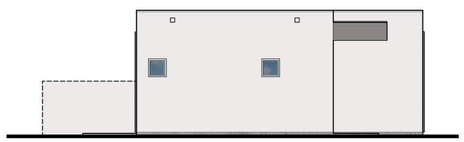
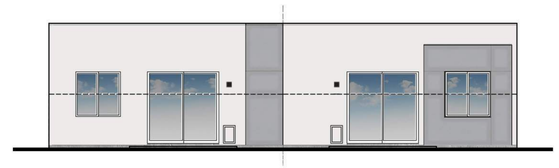
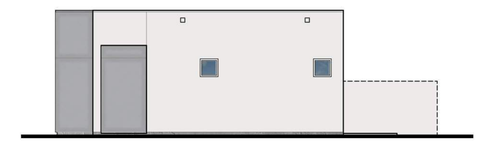


LEFT ELEVATION
ELEVATION A-B 1/8" = 1'-0"



REAR ELEVATION
ELEVATION A-B 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION A-B 1/8" = 1'-0"

FRONT ELEVATION
ELEVATION A-B 1/4" = 1'-0"

COLOR SCHEME 2

PLAN 1 - ELEVATION A - B | SUNDANCE STATION | BUCKEYE, ARIZONA

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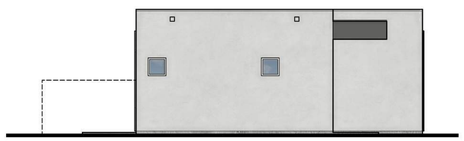

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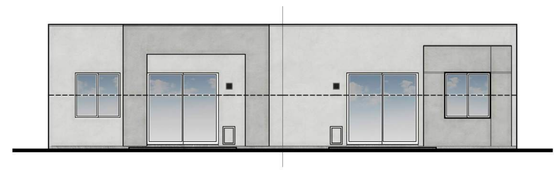
ELEVATION A-C 1/8" = 1'-0"



REAR ELEVATION
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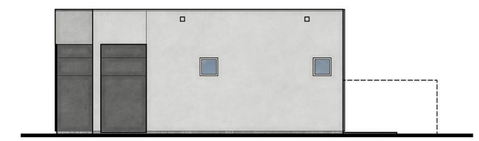

RIGHT ELEVATION
ELEVATION A-C 1/8" = 1'-0"

FRONT ELEVATION
ELEVATION A-C 1/4" = 1'-0"

COLOR SCHEME 1

PLAN 1 - ELEVATION A - C | SUNDANCE STATION | BUCKEYE, ARIZONA

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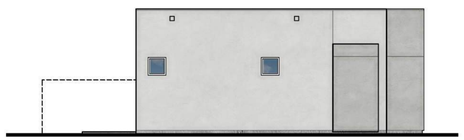

LEFT ELEVATION
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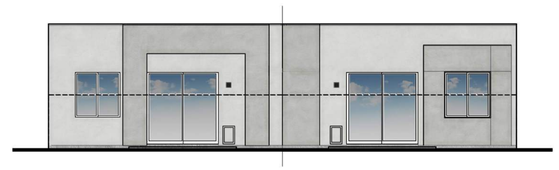
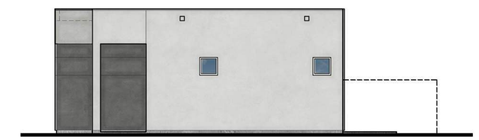


REAR ELEVATION
ELEVATION B-C 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION B-C 1/8" = 1'-0"

FRONT ELEVATION
ELEVATION B-C 1/4" = 1'-0"

COLOR SCHEME 1

PLAN 1 - ELEVATION B - C | SUNDANCE STATION | BUCKEYE, ARIZONA

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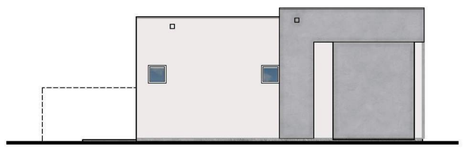
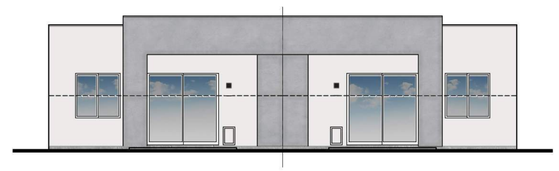
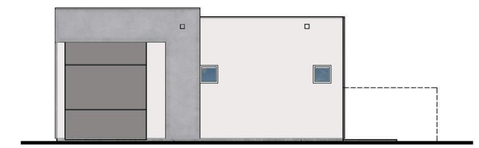


LEFT ELEVATION
ELEVATION E 1/8" = 1'-0"



REAR ELEVATION
ELEVATION D-E 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION D 1/8" = 1'-0"

FRONT ELEVATION
ELEVATION E-D 1/4" = 1'-0"

COLOR SCHEME 2

PLAN 1 - ELEVATION E - D | SUNDANCE STATION | BUCKEYE, ARIZONA

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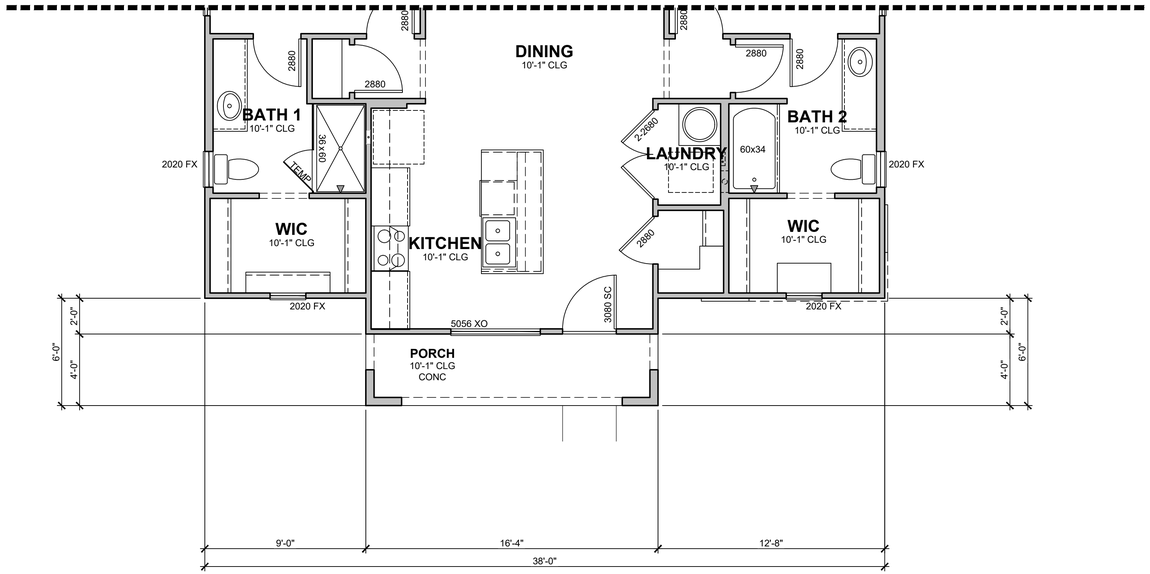
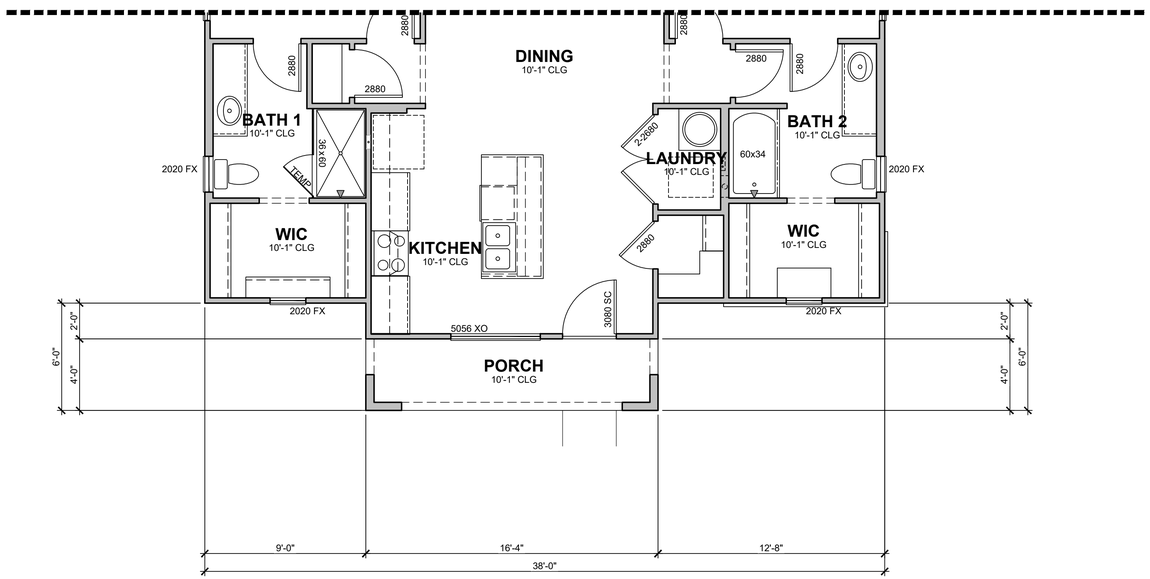
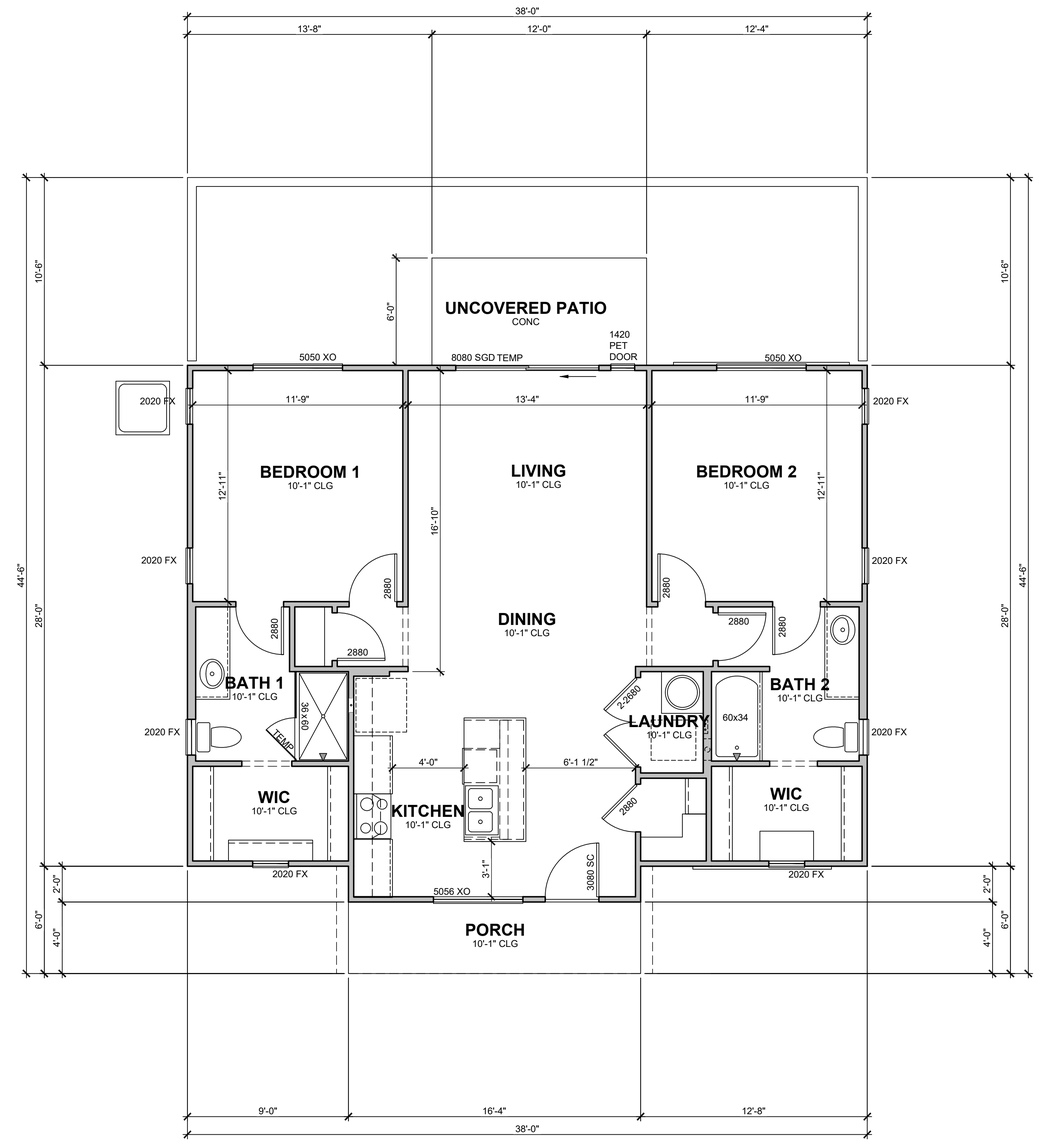


FLOOR PLAN
ELEVATION C 1/4" = 1'-0"



FLOOR PLAN
ELEVATION B 1/4" = 1'-0"



FLOOR PLAN
ELEVATION A 1/4" = 1'-0"

PLAN 2 | SUNDANCE STATION | BUCKEYE, ARIZONA

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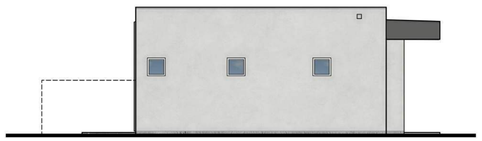
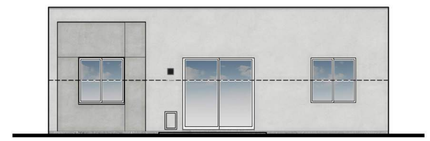
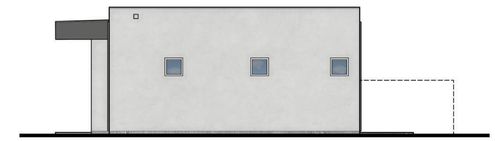


LEFT ELEVATION
ELEVATION A 1/8" = 1'-0"



REAR ELEVATION
ELEVATION A 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION A 1/8" = 1'-0"

FRONT ELEVATION
ELEVATION A 1/4" = 1'-0"

COLOR SCHEME 1

PLAN 2 | SUNDANCE STATION | BUCKEYE, ARIZONA

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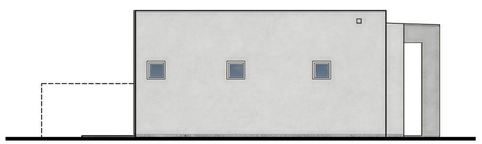

LEFT ELEVATION
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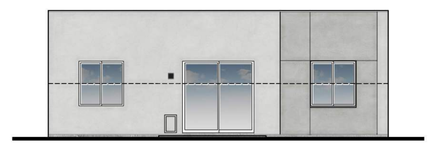

REAR ELEVATION
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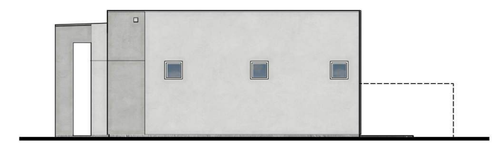

RIGHT ELEVATION
ELEVATION B 1/8" = 1'-0"

FRONT ELEVATION
ELEVATION B 1/4" = 1'-0"

COLOR SCHEME 1

PLAN 2 | SUNDANCE STATION | BUCKEYE, ARIZONA

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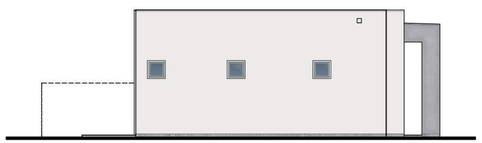
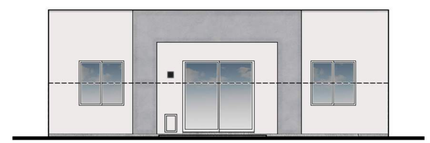
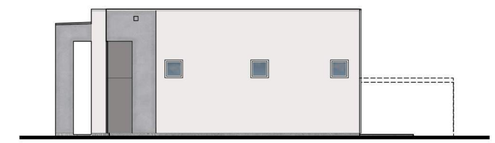


LEFT ELEVATION
ELEVATION C 1/8" = 1'-0"



REAR ELEVATION
ELEVATION C 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION C 1/8" = 1'-0"

FRONT ELEVATION
ELEVATION C 1/4" = 1'-0"

COLOR SCHEME 2

PLAN 2 | SUNDANCE STATION | BUCKEYE, ARIZONA

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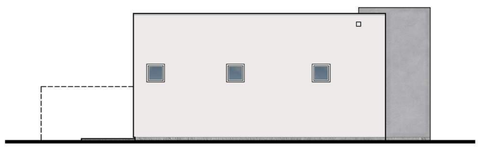
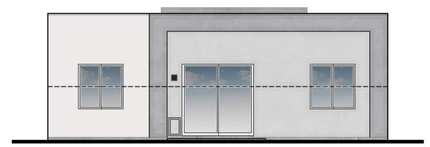
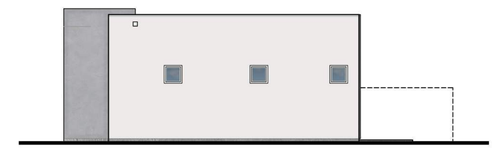


LEFT ELEVATION
ELEVATION D 1/8" = 1'-0"



REAR ELEVATION
ELEVATION D 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION D 1/8" = 1'-0"

FRONT ELEVATION
ELEVATION D 1/4" = 1'-0"

COLOR SCHEME 2

PLAN 2 | SUNDANCE STATION | BUCKEYE, ARIZONA

PLZSP-22-00044
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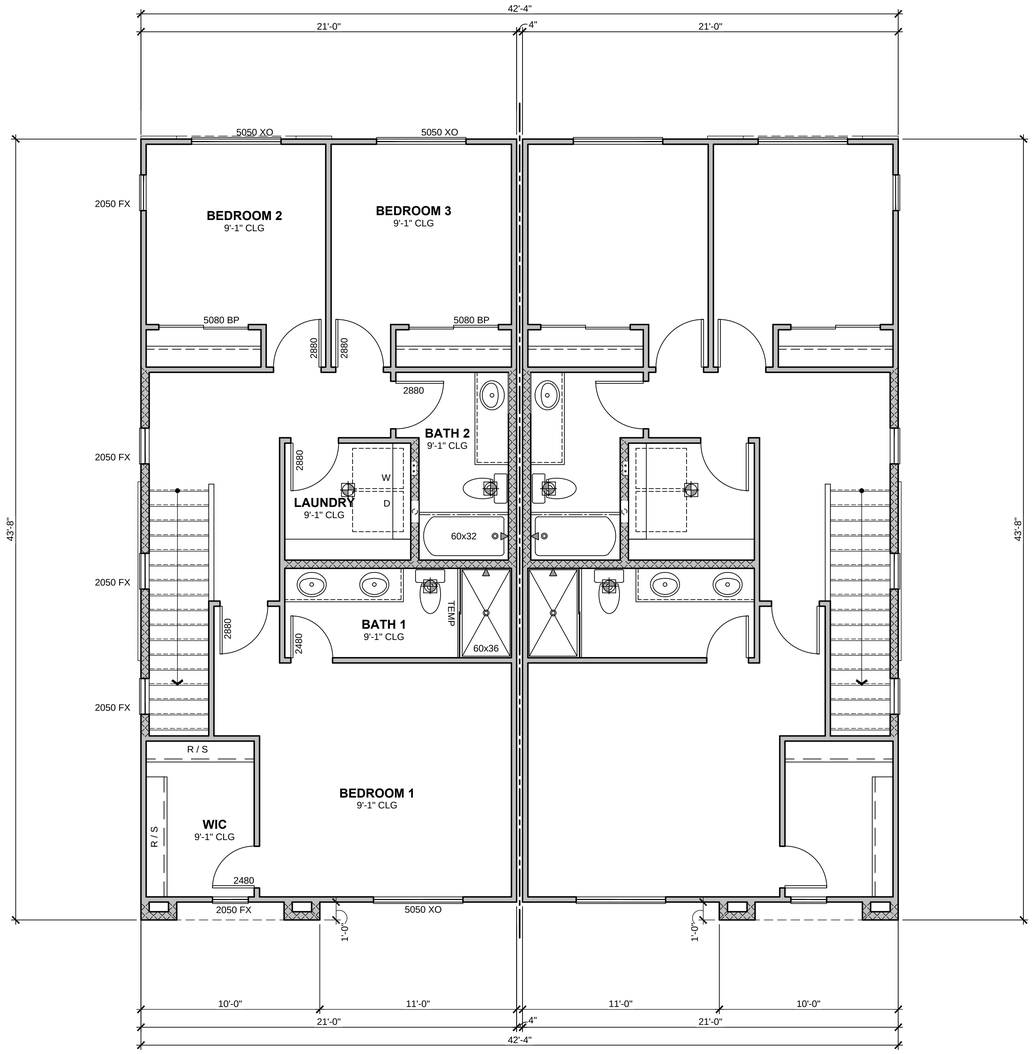
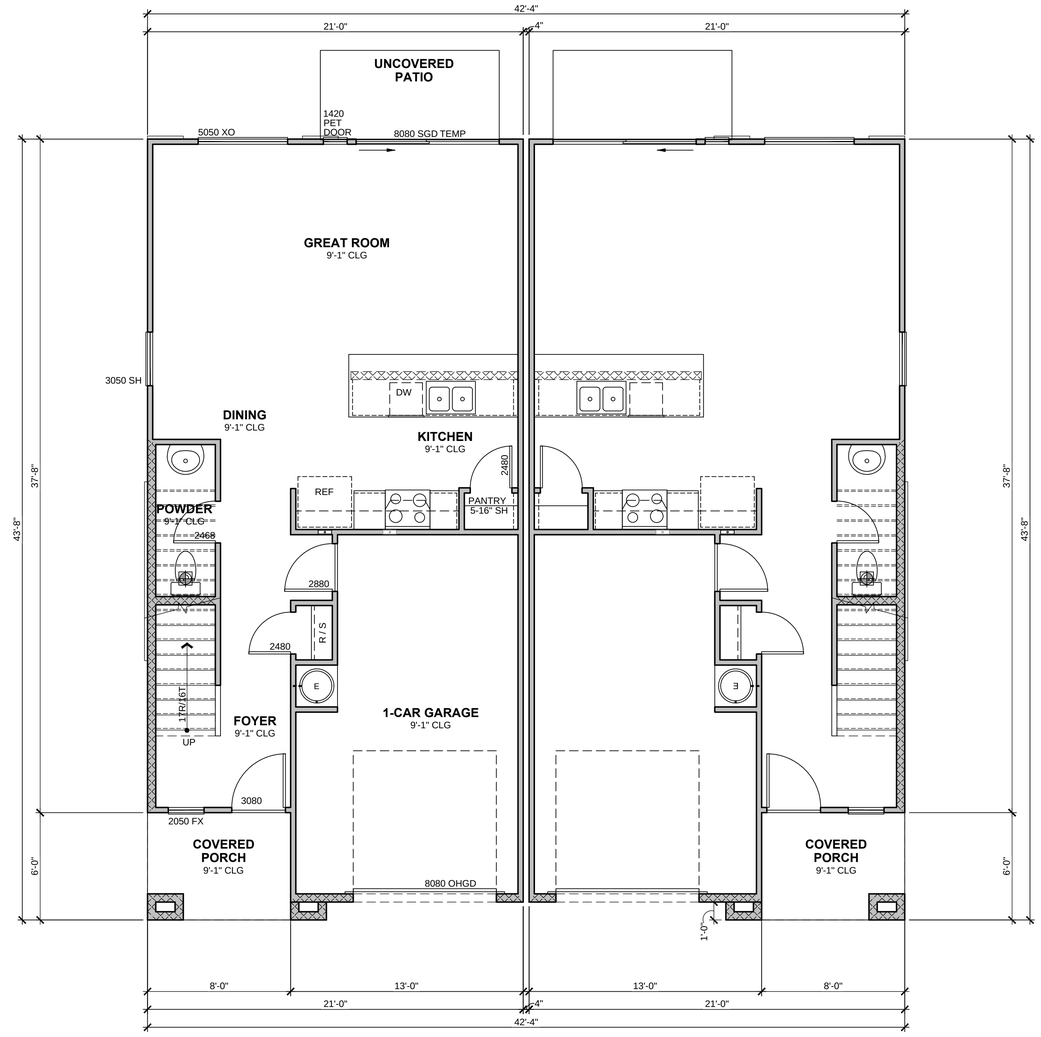


SECOND FLOOR PLAN

ELEVATION A-A 1/4" = 1'-0"



FIRST FLOOR PLAN

ELEVATION A-A 1/4" = 1'-0"

PLAN 4 - ELEVATION A - A | SUNDANCE STATION | BUCKEYE, ARIZONA

8-24-2023

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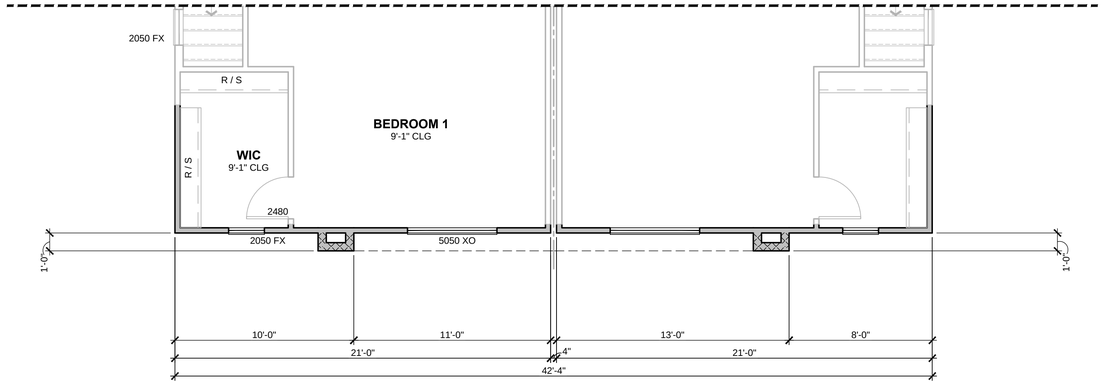
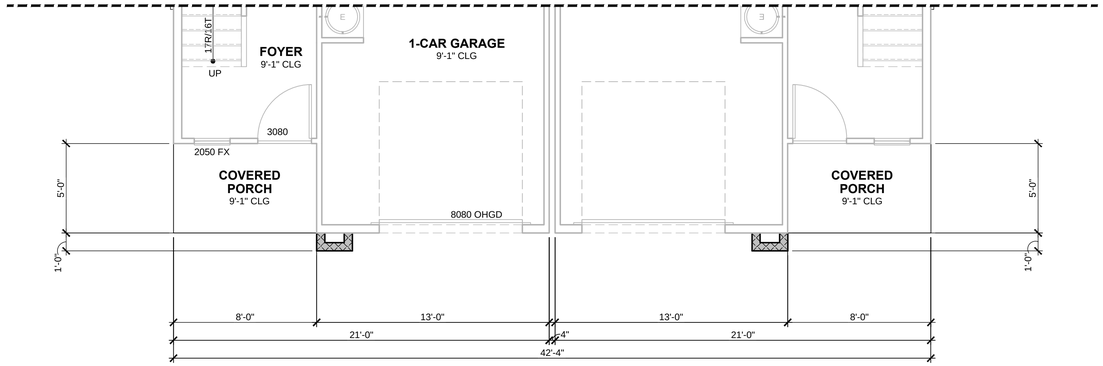
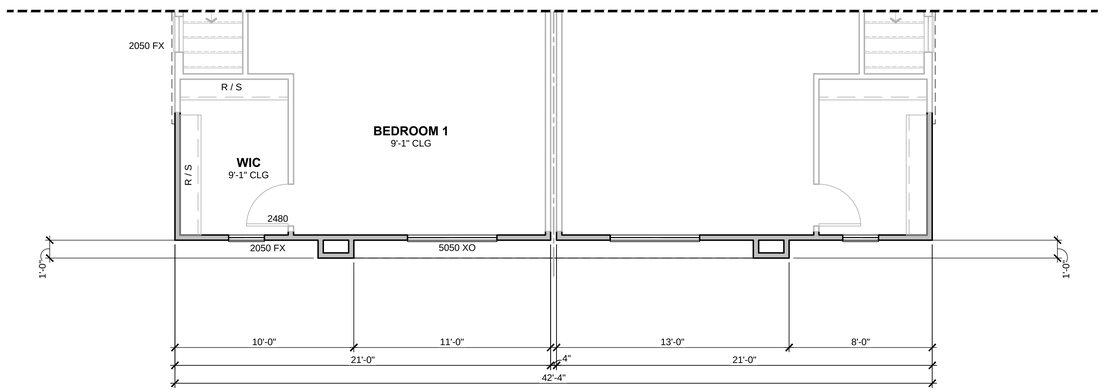


SECOND FLOOR PLAN
ELEVATION B-B 1/4" = 1'-0"



FIRST FLOOR PLAN
ELEVATION B-B 1/4" = 1'-0"



SECOND FLOOR PLAN
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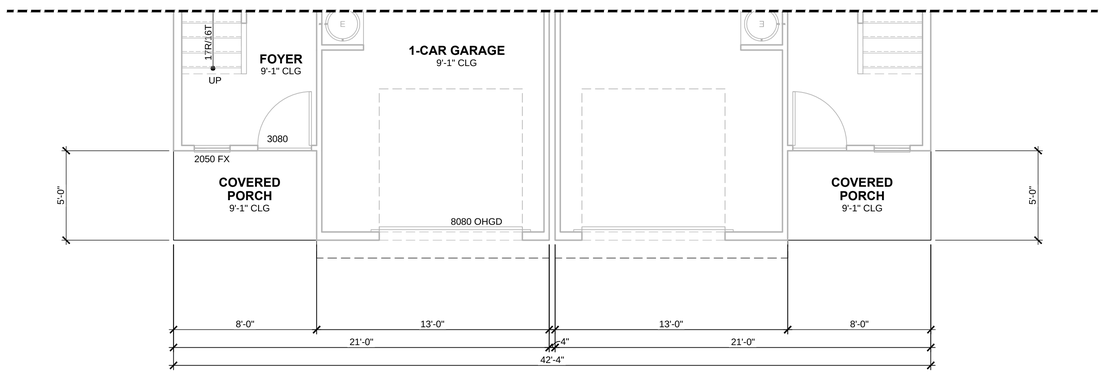
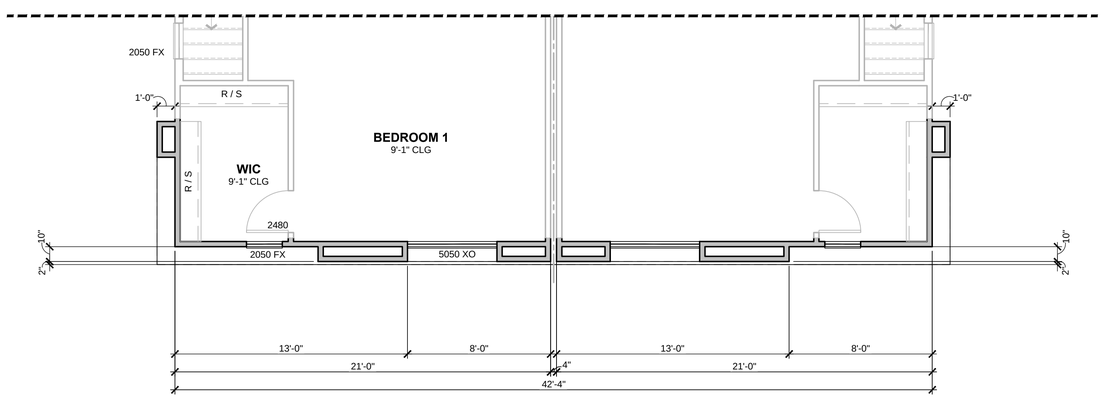
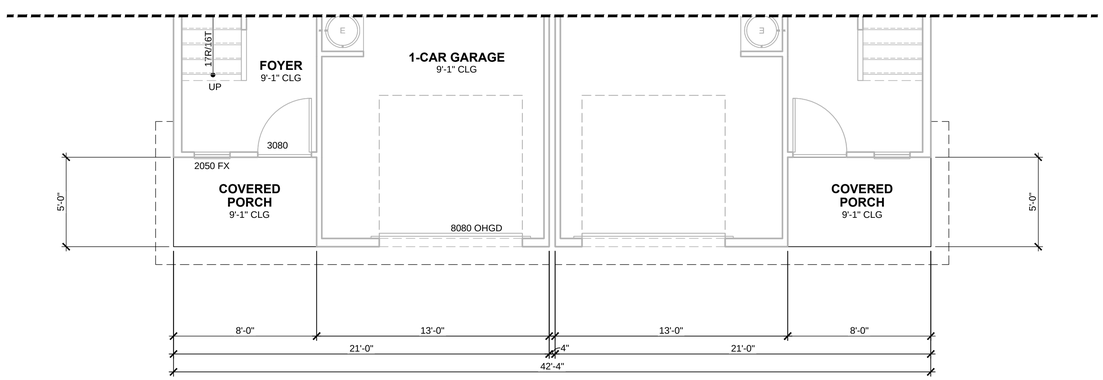


FIRST FLOOR PLAN
ELEVATION C-C 1/4" = 1'-0"



SECOND FLOOR PLAN
ELEVATION D-D 1/4" = 1'-0"



FIRST FLOOR PLAN
ELEVATION D-D 1/4" = 1'-0"

PLAN 4 - ELEVATION B,C,D | SUNDANCE STATION | BUCKEYE, ARIZONA

8-24-2023

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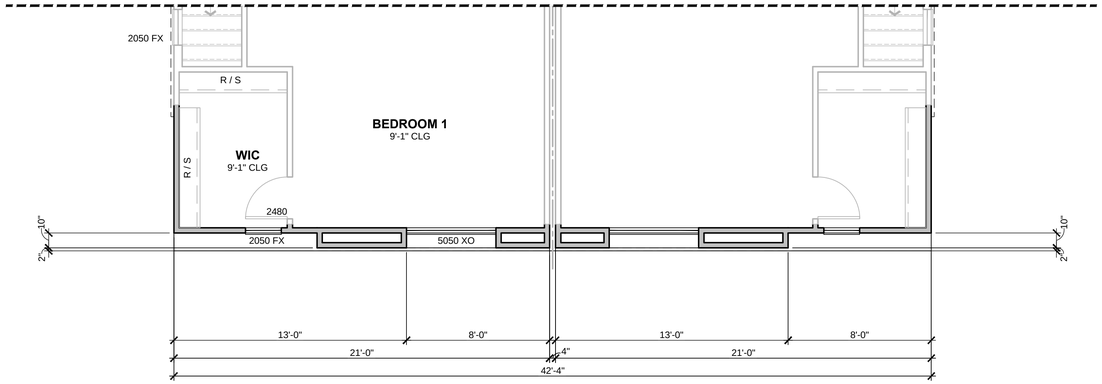
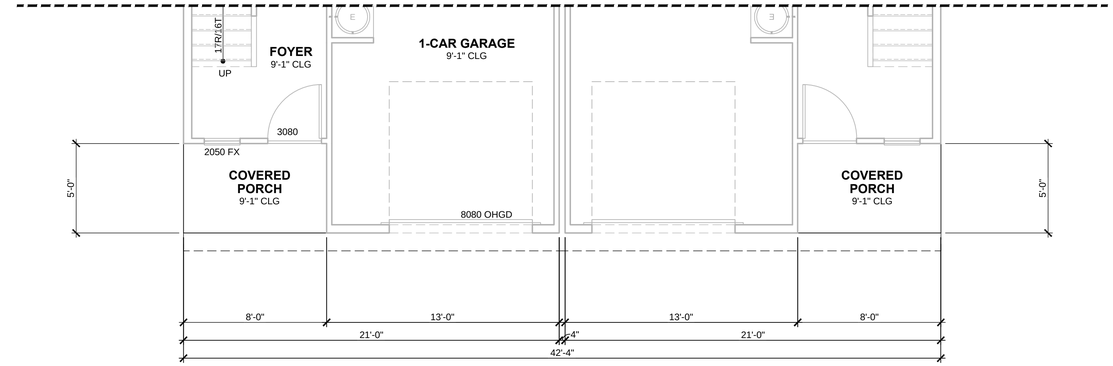
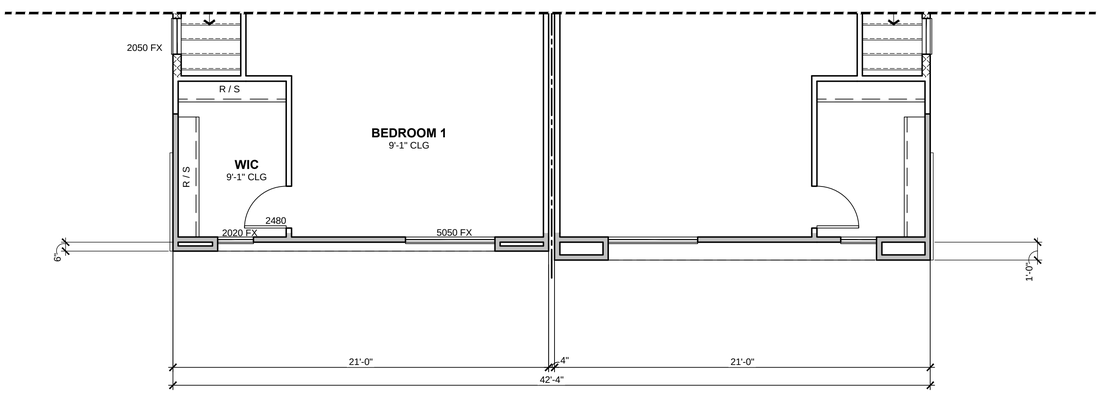


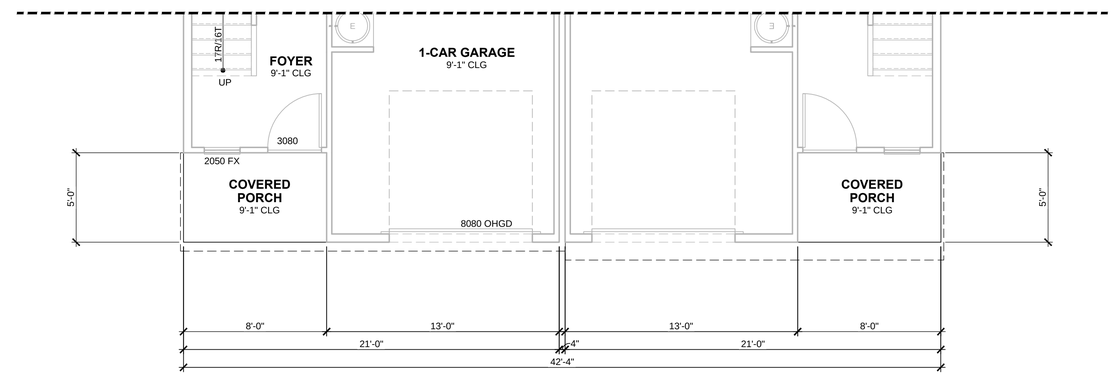
SECOND FLOOR PLAN
ELEVATION E-E 1/4" = 1'-0"



FIRST FLOOR PLAN
ELEVATION E-E 1/4" = 1'-0"



SECOND FLOOR PLAN
ELEVATION F-G 1/4" = 1'-0"



FIRST FLOOR PLAN
ELEVATION F-G 1/4" = 1'-0"

PLAN 4 - ELEVATION E, F-G | SUNDANCE STATION | BUCKEYE, ARIZONA

8-24-2023

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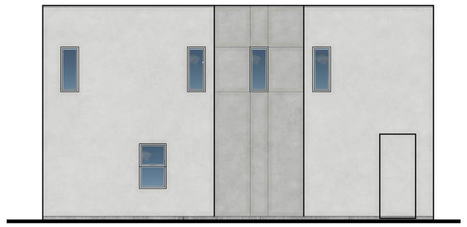
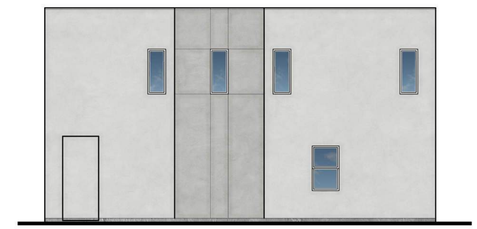


LEFT ELEVATION
ELEVATION A 1/8" = 1'-0"

REAR ELEVATION
ELEVATION A-A 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION A 1/8" = 1'-0"

FRONT ELEVATION
ELEVATION A-A 1/4" = 1'-0"

COLOR SCHEME 1

PLAN 4 - ELEVATION A - A | SUNDANCE STATION | BUCKEYE, ARIZONA

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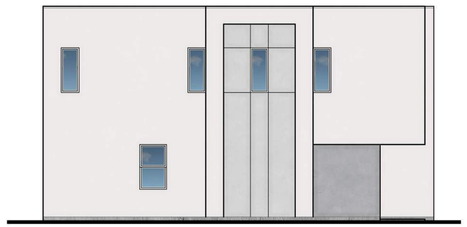
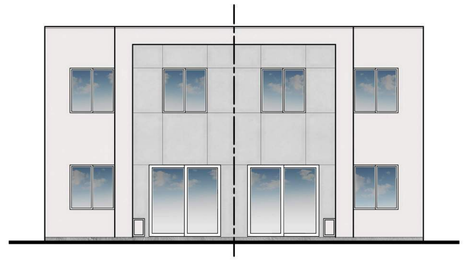
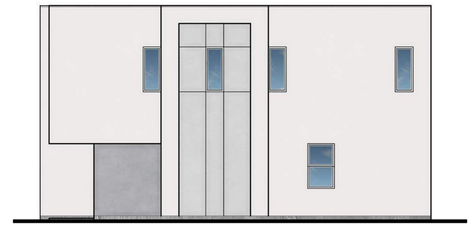


LEFT ELEVATION
ELEVATION B 1/8" = 1'-0"



REAR ELEVATION
ELEVATION B-B 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION B 1/8" = 1'-0"

FRONT ELEVATION
ELEVATION B-B 1/4" = 1'-0"

COLOR SCHEME 2

PLAN 4 - ELEVATION B - B | SUNDANCE STATION | BUCKEYE, ARIZONA

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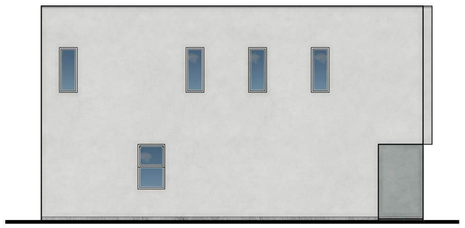
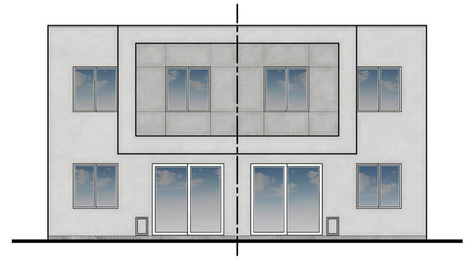
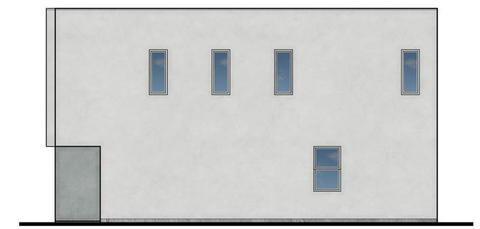


LEFT ELEVATION
ELEVATION C 1/8" = 1'-0"



REAR ELEVATION
ELEVATION C-C 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION C 1/8" = 1'-0"

FRONT ELEVATION
ELEVATION C-C 1/4" = 1'-0"

COLOR SCHEME 1

PLAN 4 - ELEVATION C - C | SUNDANCE STATION | BUCKEYE, ARIZONA

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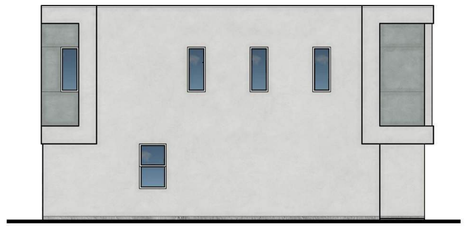
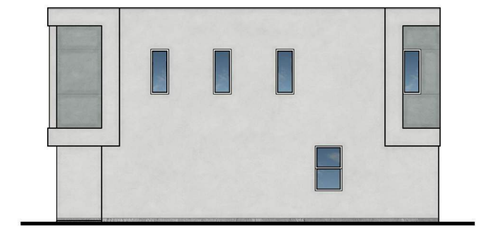


LEFT ELEVATION
ELEVATION D 1/8" = 1'-0"

REAR ELEVATION
ELEVATION D-D 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION D 1/8" = 1'-0"

FRONT ELEVATION
ELEVATION D-D 1/4" = 1'-0"

COLOR SCHEME 1

PLAN 4 - ELEVATION D - D | SUNDANCE STATION | BUCKEYE, ARIZONA

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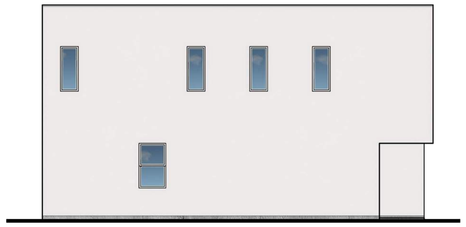
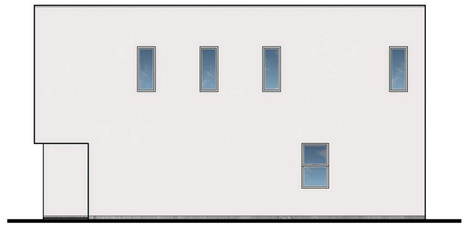


LEFT ELEVATION
ELEVATION E 1/8" = 1'-0"

REAR ELEVATION
ELEVATION E-E 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION E 1/8" = 1'-0"

FRONT ELEVATION
ELEVATION E-E 1/4" = 1'-0"

COLOR SCHEME 2

PLAN 4 - ELEVATION E - E | SUNDANCE STATION | BUCKEYE, ARIZONA

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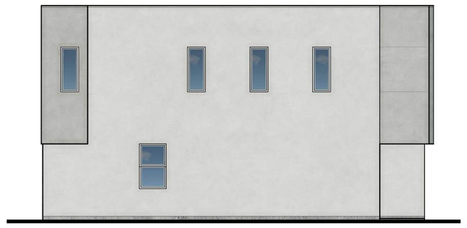
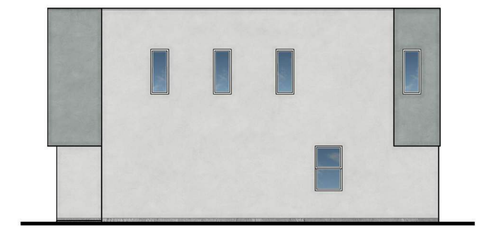


LEFT ELEVATION
ELEVATION F 1/8" = 1'-0"

REAR ELEVATION
ELEVATION F-G 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION G 1/8" = 1'-0"

FRONT ELEVATION
ELEVATION F-G 1/4" = 1'-0"

COLOR SCHEME 1

PLAN 4 - ELEVATION F-G | SUNDANCE STATION | BUCKEYE, ARIZONA

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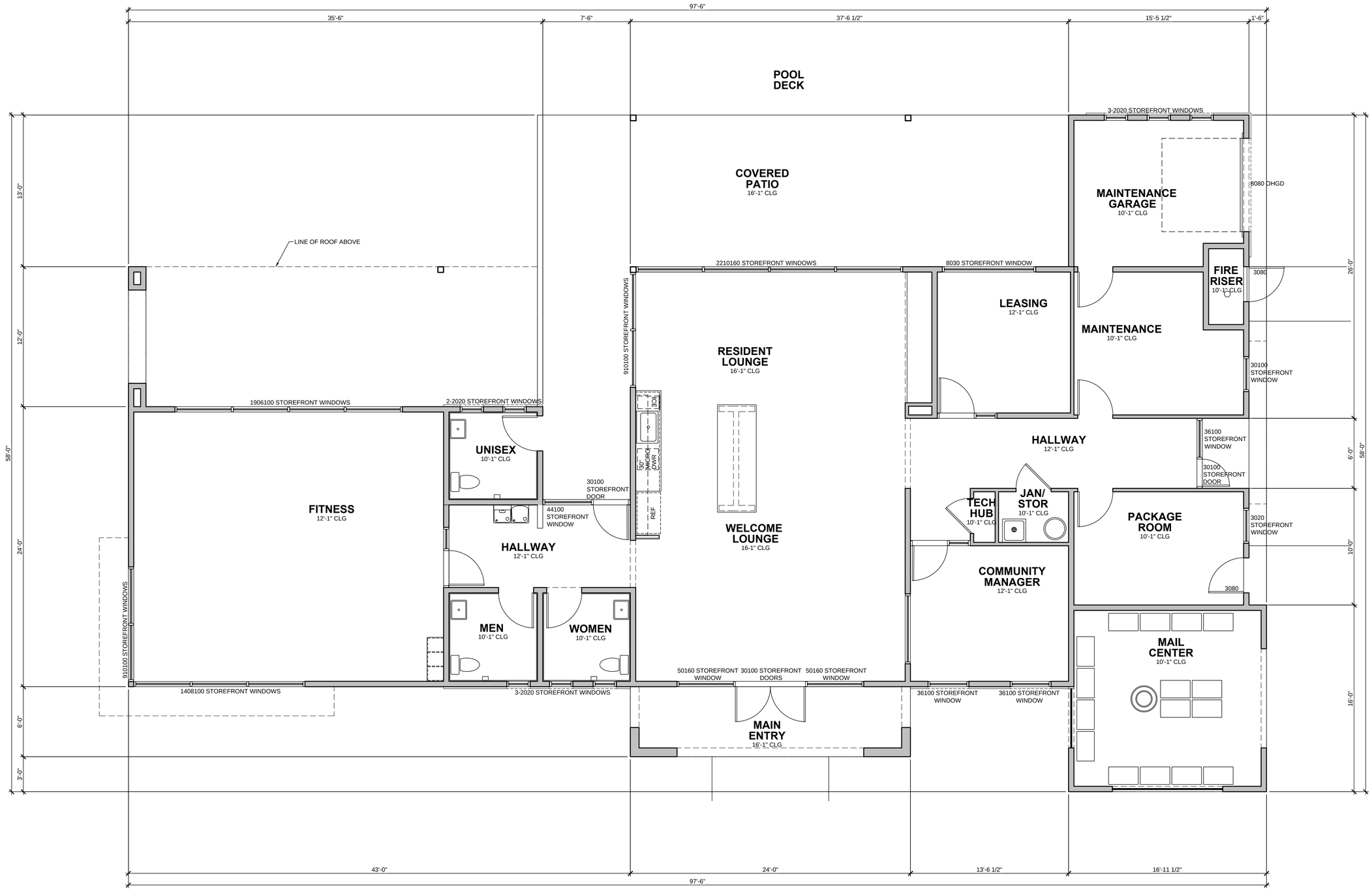

FLOOR PLAN
3/16" = 1'-0"

CLUBHOUSE | SUNDANCE STATION | BUCKEYE, ARIZONA

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RIGHT ELEVATION
1/4" = 1'-0"

FRONT ELEVATION
1/4" = 1'-0"

CLUBHOUSE | SUNDANCE STATION | BUCKEYE, ARIZONA

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REAR ELEVATION
1/4" = 1'-0"

LEFT ELEVATION
1/4" = 1'-0"

CLUBHOUSE | SUNDANCE STATION | BUCKEYE, ARIZONA

8-29-2023

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COLOR SCHEME-1

Main Body 1 :
Moon Light (612)
Mfr: Dryvit

Main Body 2 :
Church Mouse (DE603)
Mfr: Dunn Edwards

Accent Body 1:
Charcoal Smudge (DE6370)
Mfr: Dunn Edwards

Accent Body 2:
Light Gray (DEC789)
Mfr: Dunn Edwards

Front Door:
Flush Panel Door
Fiber-Classic Oak Collection
Mfr: ThermaTRu

Garage Door:
Contemporary
Classic Steel Garage Door
Mfr: Wayne Dalton

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COLOR SCHEME-2

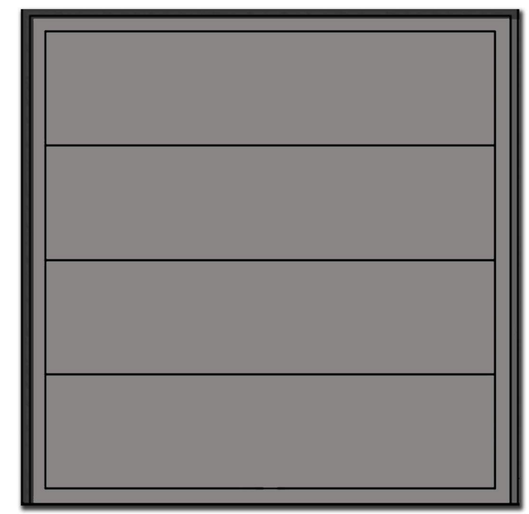
Main Body 1 :
Lace Veil (DE6372)
Mfr: Dryvit

Main Body 2 :
Castlerock (DE6375)
Mfr: Dunn Edwards

Accent Body 1:
Looking Glass (DE6376)
Mfr: Dunn Edwards

Accent Body 2:
Silver Polish (DE6374)
Mfr: Dunn Edwards

Front Door:
Flush Panel Door
Fiber-Classic Oak Collection
Mfr: ThermaTRu



Garage Door:
Contemporary
Classic Steel Garage Door
Mfr: Wayne Dalton

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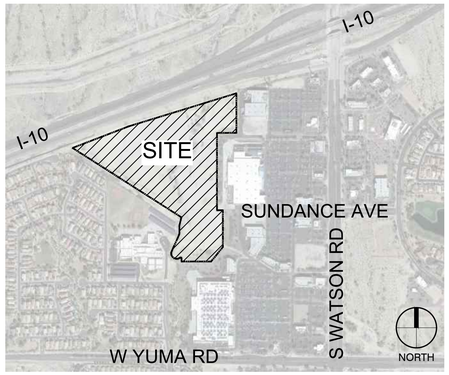
SUNDANCE STATION

VICINITY MAP (NOT TO SCALE)



GENERAL INFORMATION

PROJECT ADDRESS:
700 SOUTH WATSON ROAD, BUCKEYE, AZ 85326

PARCEL NUMBER:
APN: 504-19-007V, 504-19-973, & 504-19-974

ZONING:
PLANNED COMMUNITY (PC) WITH THE SUNDANCE CMP OVERLAY

LOT AREA:
NET AREA: 30.31 AC (1,320,252 SF) INCLUDING 3.91 AC (170,135 SF) OF WAPA EASEMENT

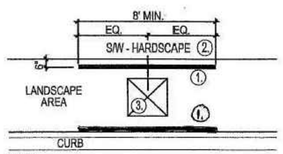
PROPOSED DENSITY
THE SITE WILL UNDERGO A SUBDIVISION TO CREATE TWO SEPARATE PROJECTS - THE GARDEN APARTMENTS ON THE EAST AND BUILD-TO-RENT (BTR) ON THE WEST. THE GARDEN APARTMENTS WILL COVER AN AREA OF 15.0 ACRES AND WILL HAVE A TOTAL OF 272 UNITS RESULTING IN DENSITY OF 18.1 DU/AC. THE BTR PROJECT WILL OCCUPY 15.3 ACRES AND WILL HAVE 141 UNITS RESULTING IN DENSITY OF 9.2 DU/AC.

LANDSCAPE NOTES

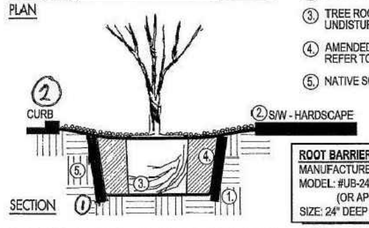
1. ALL LANDSCAPE AREAS TO RECEIVE MINIMUM 2" DEPTH OF 1/2" DECOMPOSED GRANITE MULCH.
2. ALL LANDSCAPE TO BE IRRIGATED WITH A PERMANENT IRRIGATION SYSTEM.

TREE BARRIER DETAIL: NTS

GENERAL NOTES:
TREE BARRIERS ARE REQUIRED FOR ALL TREES ALONG PARKWAYS, LANDSCAPE ISLANDS, UNDERGROUND UTILITIES AND WHERE TREE CANOPY MAY OVERHANG PUBLIC RIGHT OF WAY



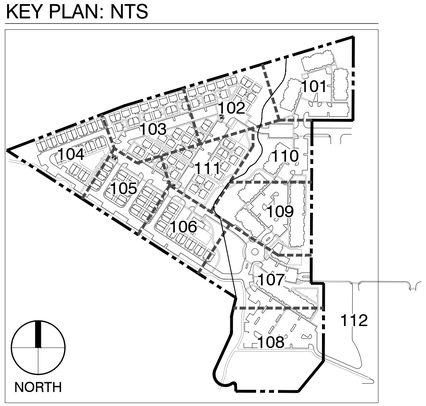
NOTES:
1. 24" DEEP - 8' LONG 'DEEP ROOT' MOLDED PANELS. TOP BURIED 1" BELOW SUB GRADE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. ADJACENT HARDSCAPE TO PROTECT.
3. TREE ROOTBALL TO REST ON UNDISTURBED SOIL.
4. AMENDED BACKFILL. REFER TO DETAIL A FOR TYPE.
5. NATIVE SOIL.



ROOT BARRIER:
MANUFACTURER: DEEP ROOT
MODEL: #UB-24-2
(OR APPROVED EQUAL)
SIZE: 24" DEEP x 24" WIDE

g TREE BARRIER

KEY PLAN: NTS



SHRUB LIST

SHRUBS	SIZE
AGAVE DESMETTIANA / DWARF CENTURY PLANT	5 GAL
ECHINOCACTUS GRUSONII / GOLDEN BARREL CACTUS	5 GAL
EUPHORBIA TIRUCALLI `STICKS ON FIRE` / PENCIL TREE	5 GAL
HESPERALOE FUNIFERA / GIANT HESPERALOE	5 GAL
HESPERALOE PARVIFLORA / RED YUCCA	5 GAL
LANTANA CAMARA `NEW GOLD` / NEW GOLD LANTANA	5 GAL
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	5 GAL
MUHLENBERGIA CAPILLARIS `PINK FLAMINGO` / PINK FLAMINGO	5 GAL
MUHLENBERGIA RIGENS / DEER GRASS	5 GAL
MYRTUS COMMUNIS `COMPACTA` / DWARF MYRTLE	5 GAL
PACHYCEREUS MARGINATUS / MEXICAN FENCE POST	15 GAL
PACHYCEREUS MONTROSUS / TOTEM POLE CACTUS	15 GAL
PARTHENOCISSUS QUINQUEFOLIA / HACIENDA CREEPER	5 GAL
PEDILANTHUS MACROCARPUS / SLIPPER	5 GAL
RUELLIA BRITTONIANA / RUELLIA	5 GAL
SPHAGNETICOLA TRILOBATA / CREEPING WEDELIA	5 GAL
YUCCA PALLIDA / PALE LEAF YUCCA	5 GAL

BUILD-TO-RENT (BTR) COMMUNITY

SITE DATA

	AREA (SF)	PERCENTAGE
LOT AREA	665,511	100.0%
BUILDING COVERAGE	140,152	21.1%
VEHICULAR ACCESS	160,480	24.1%
PRIVATE YARDS	40,900	6.1%
SITE ENHANCEMENT	323,979	48.7%
(AMENITIZED OPEN SPACE)	(157,433)	(23.6%)

BUILDING SUMMARY

	BUILDING DATA			BUILDING COVERAGE	
	# OF BUILDING	UNIT/BUILDING	UNIT TOTAL	COVERAGE (SF)	TOTAL COVERAGE (SF)
1-BEDROOM DUPLEX	12	2	24	1,624	19,488
2-BEDROOM DETACHED	47	1	47	1,162	54,614
3-BEDROOM DUPLEX	35	2	70	1,790	62,650
LEASING/CLUB HOUSE	1	-		3,400	3,400
TOTAL	**95**		**141**		**140,152**

PARKING SUMMARY

	REQUIRED	PROVIDED
STANDARD PARKING	250	231
GARAGE PARKING	-	70
ADA PARKING	-	2
EV PARKING	13	14
TOTAL	263	282

TOTAL PARKING REQUIRED: 263 INCLUDING (5) PERCENT EV PARKING
1/STUDIO OR ONE-BEDROOM UNIT
1.5/TWO-BEDROOM UNIT
2/THREE-BEDROOM UNIT
1 GUEST/5UNITS

*NOTES:
1. THE SITE PLAN PROVIDED (14) EV PARKING STALLS, PLUS (70) THREE-BEDROOM HOMES WITH GARAGE READY FOR EV CHARGING.
2. GARAGE PARKING SPACES COUNT FOR HALF

SITE ENHANCEMENT: 323,979 SF

	REQUIRED		PROVIDED	
	SF	PERCENTAGE	SF	PERCENTAGE
LANDSCAPED AREA	80,995	25%	231,038	71.3%
AMENITIZED OPEN SPACE	40,497	12.5%	157,433	48.6%

REQUIRED NUMBER OF TREE AND OTHER PLANTING

			REQUIRED	
		SITE DATA	TREE	SHURB
SITE ENHANCEMENT (SF)	1 TREE, 5 SHRUBS/600 SF	80,995	135	675
SITE PERIMETER (LF)	1 TREE, 5 SHRUBS/30 LF	4,068	136	678
LANDSCAPING INSIDE PARKING AREA	1 TREE, 3 SHRUBS/ISLAND	26	26	78
BUILDING FOUNDATION (LF)	1 SHRUB/8LF	15,084		44
TOTAL			297	1,475

TOTAL REQUIRED TREES: 297

TREE SIZE	REQUIRED		PROVIDED
	PERCENTAGE	NUMBER OF TREES	NUMBER OF TREES
48" BOX OR LARGER	5%	15	15
36" BOX OR LARGER	35%	104	104
24" BOX OR LARGER	60%	178	178
TOTAL	100%	297	297

PLANT SCHEDULE - BTR

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ACA LRA	30	ACACIA ANEURA MULGA	24" BOX
	FRA VNT	92	FRAXINUS VELUTINA 'BONITA' BONITA VELVET ASH	24" BOX
	PAR EAY	15	PARKINSONIA X 'AZT' AZT THORNLESS PALO VERDE	24" BOX
	PIS RE3	15	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	48" BOX
	QUE VIR	22	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX
	ULM PAR	41	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX
	ULM PA3	82	ULMUS PARVIFOLIA EVERGREEN ELM	36" BOX
PALM	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	PHO ROE	4	PHOENIX ROEBELENII PYGMY DATE PALM	10` HT
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	CYN HYB	14,441 SF	CYNODON DACTYLON `419 HYBRID` BERMUDAGRASS	SOLID SOD
	HYD	25,969 SF	HYDROSEED NATIVE NATIVE HYDROSEED	SEED

173,071 OF LANDSCAPE AREA TO RECEIVE MINIMUM 2" DEPTH OF 1/2" SCREENED DECOMPOSED GRANITE IN COLOR OF DESERT BROWN.

GARDEN APARTMENTS

SITE DATA

	AREA (SF)	PERCENTAGE
LOT AREA	654,736	100.0%
BUILDING COVERAGE	107,460	16.4%
VEHICULAR ACCESS	195,495	29.9%
SITE ENHANCEMENT	351,781	53.7%
(AMENITIZED OPEN SPACE)	(138,366)	(21.1%)

BUILDING SUMMARY

	BUILDING DATA			BUILDING COVERAGE	
	# OF BUILDING	UNIT/BUILDING	UNIT TOTAL	COVERAGE (SF)	TOTAL COVERAGE (SF)
3-STORY APARTMENT	6	24	144	9,800	58,800
4-STORY APARTMENT	2	64	128	20,540	41,080
LEASING/CLUB HOUSE	1			5,320	5,320
MAINTENANCE	1			400	400
GARAGE	1			1,860	1,860
TOTAL	**11**		**272**		**107,460**

PARKING SUMMARY

	REQUIRED	PROVIDED
STANDARD PARKING	394	399
GARAGE PARKING	-	8
ADA PARKING	8	10
EV PARKING	21	22
TOTAL	423	435

TOTAL PARKING REQUIRED: 423 INCLUDING (5) PERCENT EV PARKING AND (2) PERCENT ADA PARKING
1/STUDIO OR ONE-BEDROOM UNIT
1.5/TWO-BEDROOM UNIT
2/THREE-BEDROOM UNIT
1 GUEST/5UNITS

*NOTE: GARAGE PARKING SPACES COUNT FOR HALF

SITE ENHANCEMENT: 351,781 SF

	REQUIRED		PROVIDED	
	SF	PERCENTAGE	SF	PERCENTAGE
LANDSCAPED AREA	105,534	30%	316,681	90.0%
AMENITIZED OPEN SPACE	52,767	15.0%	138,366	39.3%

REQUIRED NUMBER OF TREE AND OTHER PLANTING

			REQUIRED	
		SITE DATA	TREE	SHURB
SITE ENHANCEMENT (SF)	1 TREE, 5 SHRUBS/600 SF	105,534	176	879
SITE PERIMETER (LF)	1 TREE, 5 SHRUBS/30 LF	4,552	152	759
LANDSCAPING INSIDE PARKING AREA	1 TREE, 3 SHRUBS/ISLAND	22	22	66
BUILDING FOUNDATION (LF)	1 SHRUB/8LF	4,908		614
TOTAL			350	2,318

TOTAL REQUIRED TREES: 350

TREE SIZE	REQUIRED		PROVIDED
	PERCENTAGE	NUMBER OF TREES	NUMBER OF TREES
48" BOX OR LARGER	5%	17	18
36" BOX OR LARGER	35%	122	133
24" BOX OR LARGER	60%	210	211
TOTAL	100%	350	362

PLANT SCHEDULE - GARDEN APARTMENTS

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ACA LRA	68	ACACIA ANEURA MULGA	24" BOX
	FRA VNT	70	FRAXINUS VELUTINA 'BONITA' BONITA VELVET ASH	24" BOX
	PAR EAY	71	PARKINSONIA X 'AZT' AZT THORNLESS PALO VERDE	24" BOX
	PIS RE2	43	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX
	PIS RE3	18	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	48" BOX
	QUE VIR	14	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX
	ULM PA3	76	ULMUS PARVIFOLIA EVERGREEN ELM	36" BOX
	CHI PIN	2	X CHITALPA TASHKENTENSIS `PINK DAWN` PINK DAWN CHITALPA	24" BOX
PALM	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	PHO ROE	4	PHOENIX ROEBELENII PYGMY DATE PALM	10` HT
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	CYN HYB	2,597 SF	CYNODON DACTYLON `419 HYBRID` BERMUDAGRASS	SOLID SOD
	HYD	104,391 SF	HYDROSEED NATIVE NATIVE HYDROSEED	SEED

156,126 OF LANDSCAPE AREA TO RECEIVE MINIMUM 2" DEPTH OF 1/2" SCREENED DECOMPOSED GRANITE IN COLOR OF DESERT BROWN.

PLZSP-22-00044

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SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

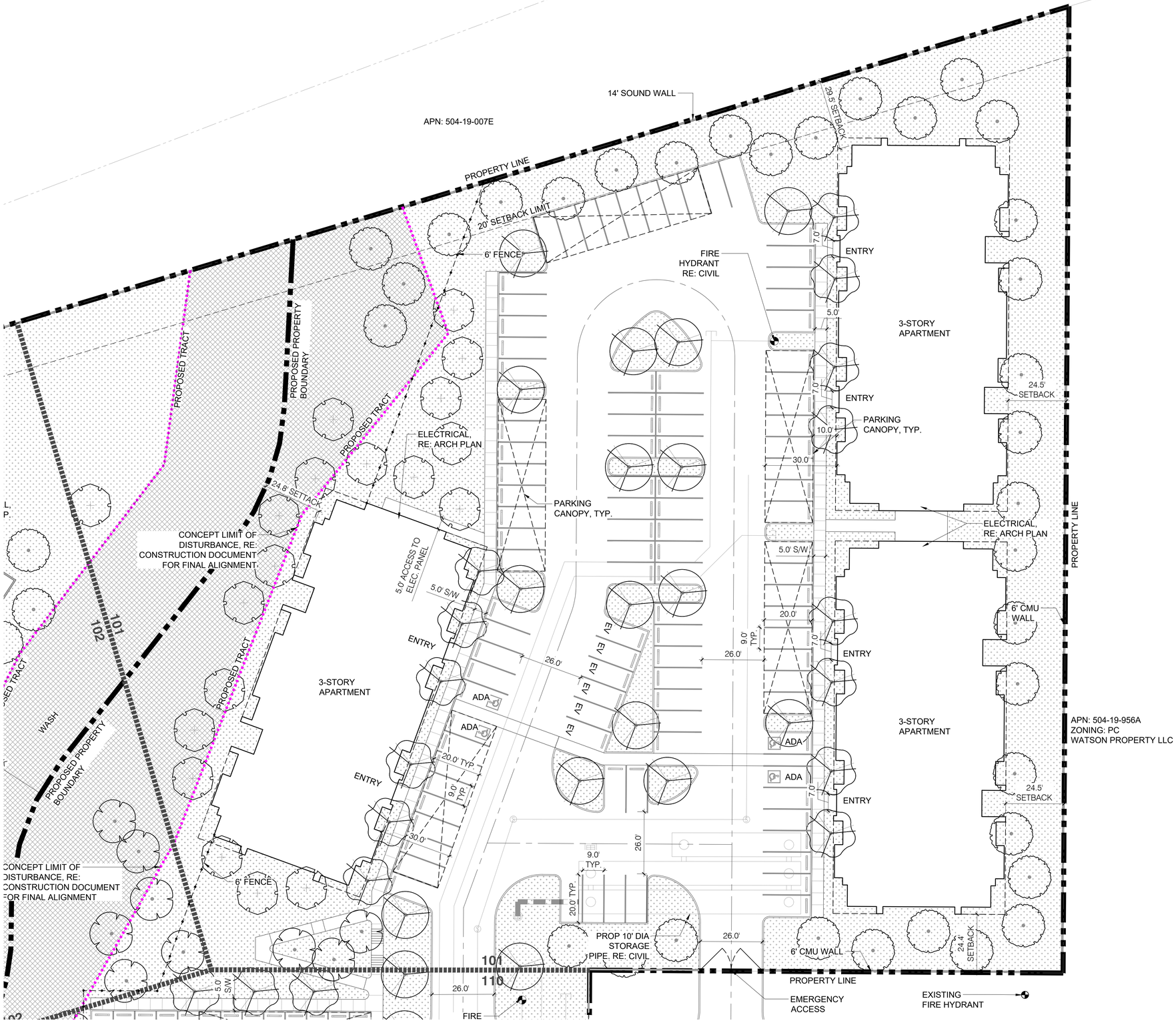
SEAL:

REGISTERED LANDSCAPE ARCHITECT 27181 JAY V. HICKS 12/4/2023 PRINCIPAL U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
PLANTING PLAN COVER SHEET

SHEET NUMBER:
LP 001



1 PLANTING PLAN

1" = 20'

0 10' 20' 40'

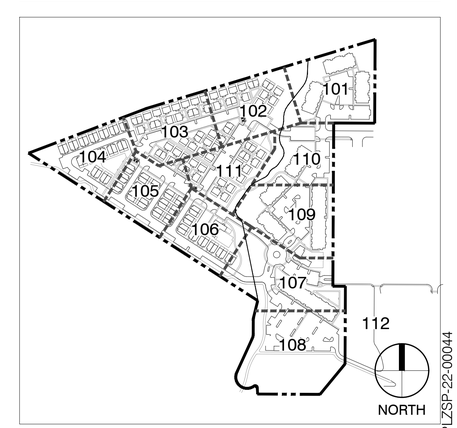
SCALE: 1" = 20'-0"

NORTH

PLANT_SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE
	ACACIA ANEURA MULGA	24" BOX
	FRAXINUS VELUTINA 'BONITA' BONITA VELVET ASH	24" BOX
	PARKINSONIA X 'AZT' AZT THORNLESS PALO VERDE	24" BOX
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	48" BOX
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX
	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX
	ULMUS PARVIFOLIA EVERGREEN ELM	36" BOX
	X CHITALPA TASHKENTENSIS `PINK DAWN` PINK DAWN CHITALPA	24" BOX
PALM	BOTANICAL / COMMON NAME	SIZE
	PHOENIX ROEBELENII PYGMY DATE PALM	10` HT
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	CYNODON DACTYLON `419 HYBRID` BERMUDAGRASS	SOLID SOD
	HYDROSEED NATIVE NATIVE HYDROSEED	SEED

KEY PLAN: NTS



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700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

REGISTERED LANDSCAPE ARCHITECT 27181 JAY Y. HICKS 12/4/2023 ARIZONA, U.S.A.
EXP. 6/30/2025

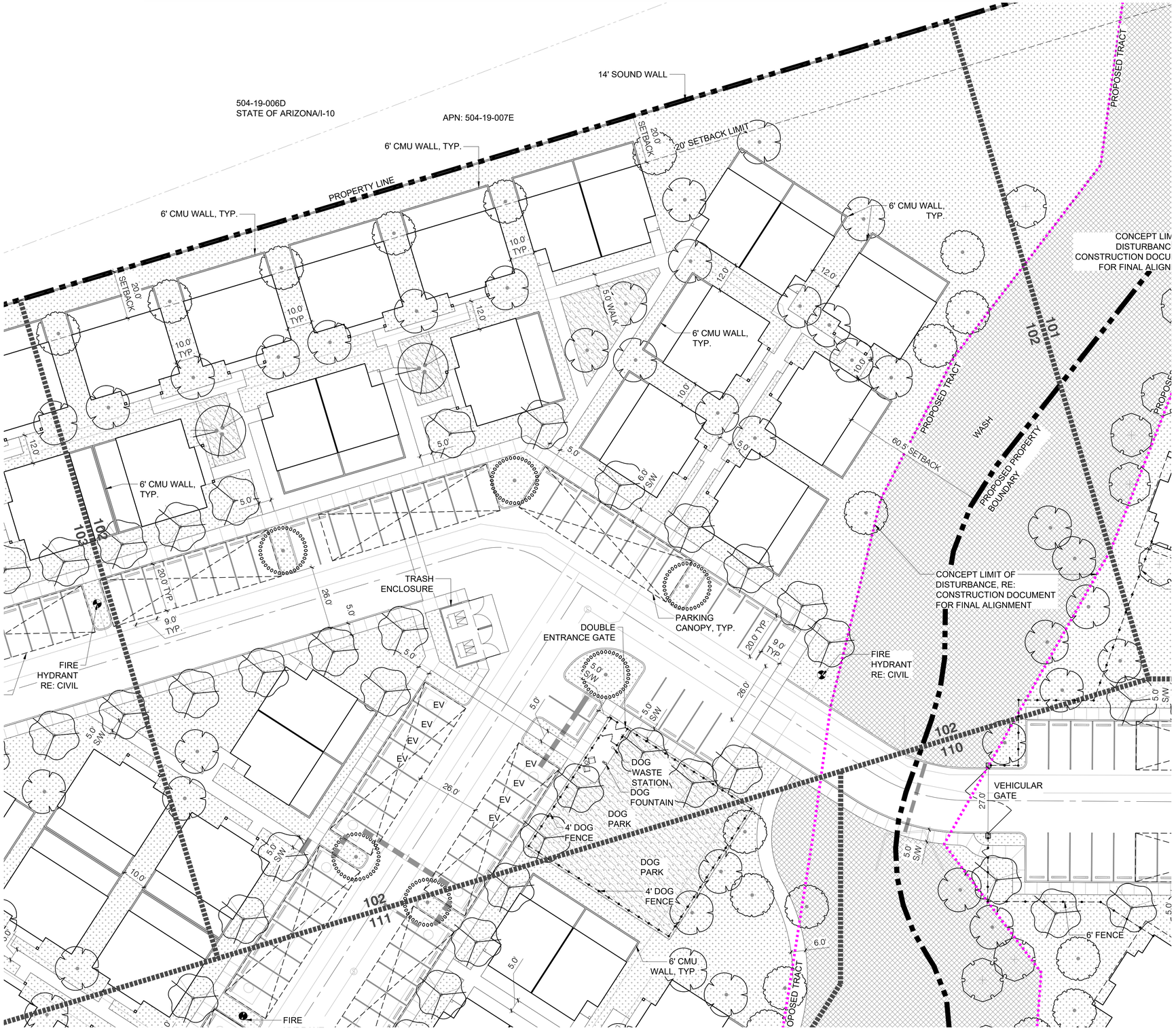
DATE ISSUED:
12/4/2023

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:

LP101

PLZSP-22-00044



1 PLANTING PLAN

1" = 20'

0 10' 20' 40'

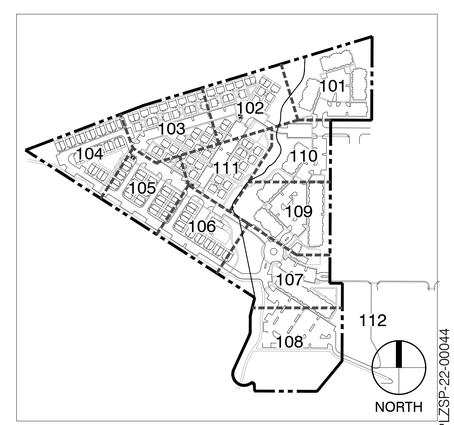
SCALE: 1" = 20'-0"

NORTH

PLANT_SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE
	ACACIA ANEURA MULGA	24" BOX
	FRAXINUS VELUTINA 'BONITA' BONITA VELVET ASH	24" BOX
	PARKINSONIA X 'AZT' AZT THORNLESS PALO VERDE	24" BOX
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	48" BOX
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX
	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX
	ULMUS PARVIFOLIA EVERGREEN ELM	36" BOX
	X CHITALPA TASHKENTENSIS `PINK DAWN` PINK DAWN CHITALPA	24" BOX
PALM	BOTANICAL / COMMON NAME	SIZE
	PHOENIX ROEBELENII PYGMY DATE PALM	10` HT
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	CYNODON DACTYLON `419 HYBRID` BERMUDAGRASS	SOLID SOD
	HYDROSEED NATIVE NATIVE HYDROSEED	SEED

KEY PLAN: NTS



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REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

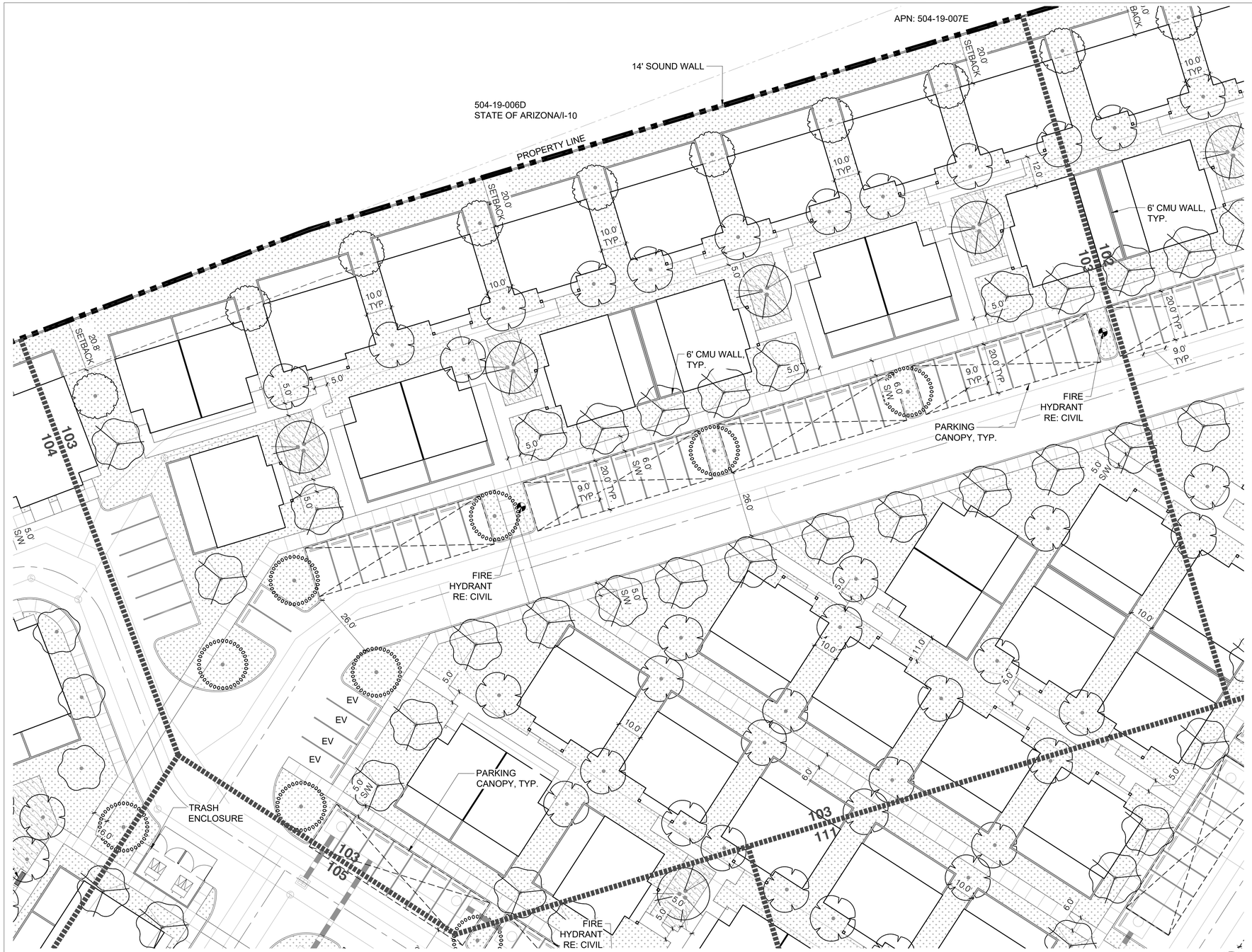
REGISTERED LANDSCAPE ARCHITECT
27181
JAY V. HICKS
DATE SIGNED 12/4/2023
ARIZONA, U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
LP102

PLZSP-22-00044



1 PLANTING PLAN

1" = 20'

0 10' 20' 40'

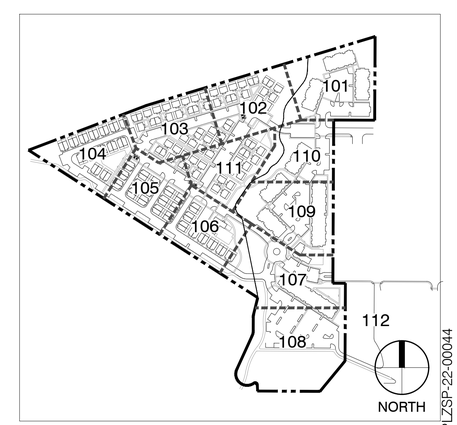
SCALE: 1" = 20'-0"

NORTH

PLANT_SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE
	ACACIA ANEURA MULGA	24" BOX
	FRAXINUS VELUTINA 'BONITA' BONITA VELVET ASH	24" BOX
	PARKINSONIA X 'AZT' AZT THORNLESS PALO VERDE	24" BOX
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	48" BOX
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX
	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX
	ULMUS PARVIFOLIA EVERGREEN ELM	36" BOX
	X CHITALPA TASHKENTENSIS `PINK DAWN` PINK DAWN CHITALPA	24" BOX
PALM	BOTANICAL / COMMON NAME	SIZE
	PHOENIX ROEBELENII PYGMY DATE PALM	10` HT
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	CYNODON DACTYLON `419 HYBRID` BERMUDAGRASS	SOLID SOD
	HYDROSEED NATIVE NATIVE HYDROSEED	SEED

KEY PLAN: NTS



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REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

REGISTERED LANDSCAPE ARCHITECT 27181 JAY V. HICKS 12/4/2023 ARIZONA, U.S.A. EXP. 6/30/2025

DATE ISSUED:
12/4/2023

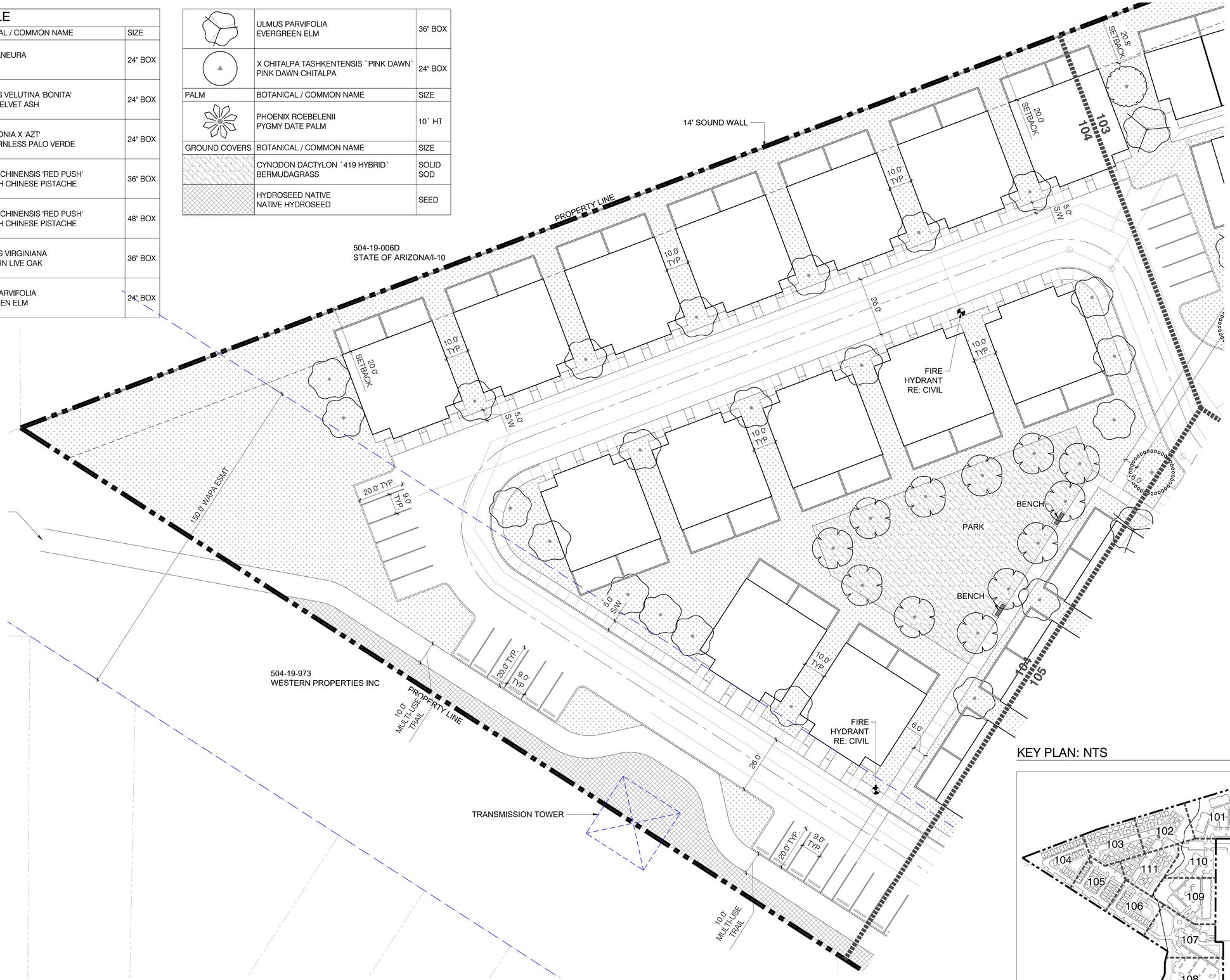
SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
LP103

PLZSP-22-00044

PLANT_SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE
	ACACIA ANEURA MULGA	24" BOX
	FRAXINUS VELUTINA 'BONITA' BONITA VELVET ASH	24" BOX
	PARKINSONIA X 'AZT' AZT THORNLESS PALO VERDE	24" BOX
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	48" BOX
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX
	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX
	ULMUS PARVIFOLIA EVERGREEN ELM	36" BOX
	X CHITALPA TASHKENTENSIS `PINK DAWN` PINK DAWN CHITALPA	24" BOX
PALM	BOTANICAL / COMMON NAME	SIZE
	PHOENIX ROEBELENII PYGMY DATE PALM	10` HT
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	CYNODON DACTYLON `419 HYBRID` BERMUDAGRASS	SOLID SOD
	HYDROSEED NATIVE NATIVE HYDROSEED	SEED



1 PLANTING PLAN

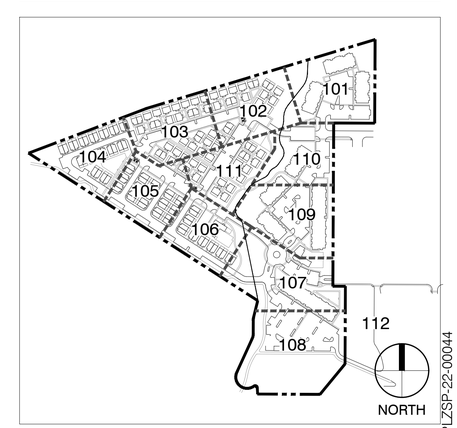
1" = 20'

0 10' 20' 40'

SCALE: 1" = 20'-0"

NORTH

KEY PLAN: NTS



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REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

REGISTERED LANDSCAPE ARCHITECT 27181 JAY Y. HICKS 12/4/2023 STATE OF ARIZONA, U.S.A.

EXP. 6/30/2025

DATE ISSUED:

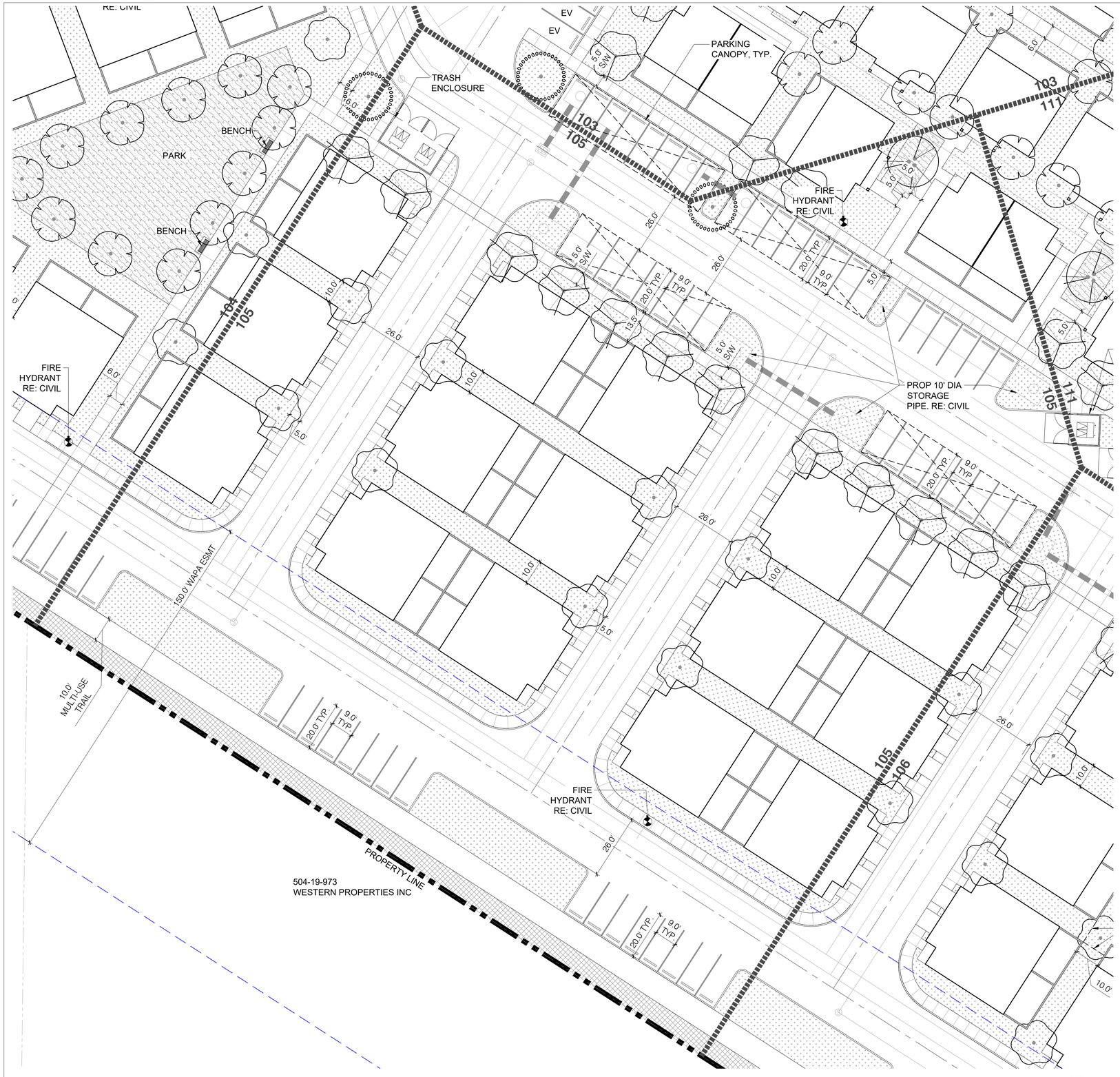
12/4/2023

SHEET TITLE:

PLANTING PLAN

SHEET NUMBER:

LP104



1 PLANTING PLAN

1" = 20'

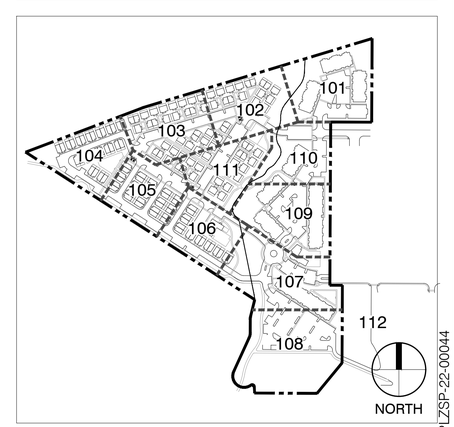
0 10' 20' 40'

SCALE: 1" = 20'-0"

NORTH

PLANT_SCHEDULE		
TREES	BOTANICAL / COMMON NAME	SIZE
	ACACIA ANEURA MULGA	24" BOX
	FRAXINUS VELUTINA 'BONITA' BONITA VELVET ASH	24" BOX
	PARKINSONIA X 'AZT' AZT THORNLESS PALO VERDE	24" BOX
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	48" BOX
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX
	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX
	ULMUS PARVIFOLIA EVERGREEN ELM	36" BOX
	X CHITALPA TASHKENTENSIS `PINK DAWN` PINK DAWN CHITALPA	24" BOX
PALM	BOTANICAL / COMMON NAME	SIZE
	PHOENIX ROEBELENII PYGMY DATE PALM	10` HT
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	CYNODON DACTYLON `419 HYBRID` BERMUDAGRASS	SOLID SOD
	HYDROSEED NATIVE NATIVE HYDROSEED	SEED

KEY PLAN: NTS



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700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

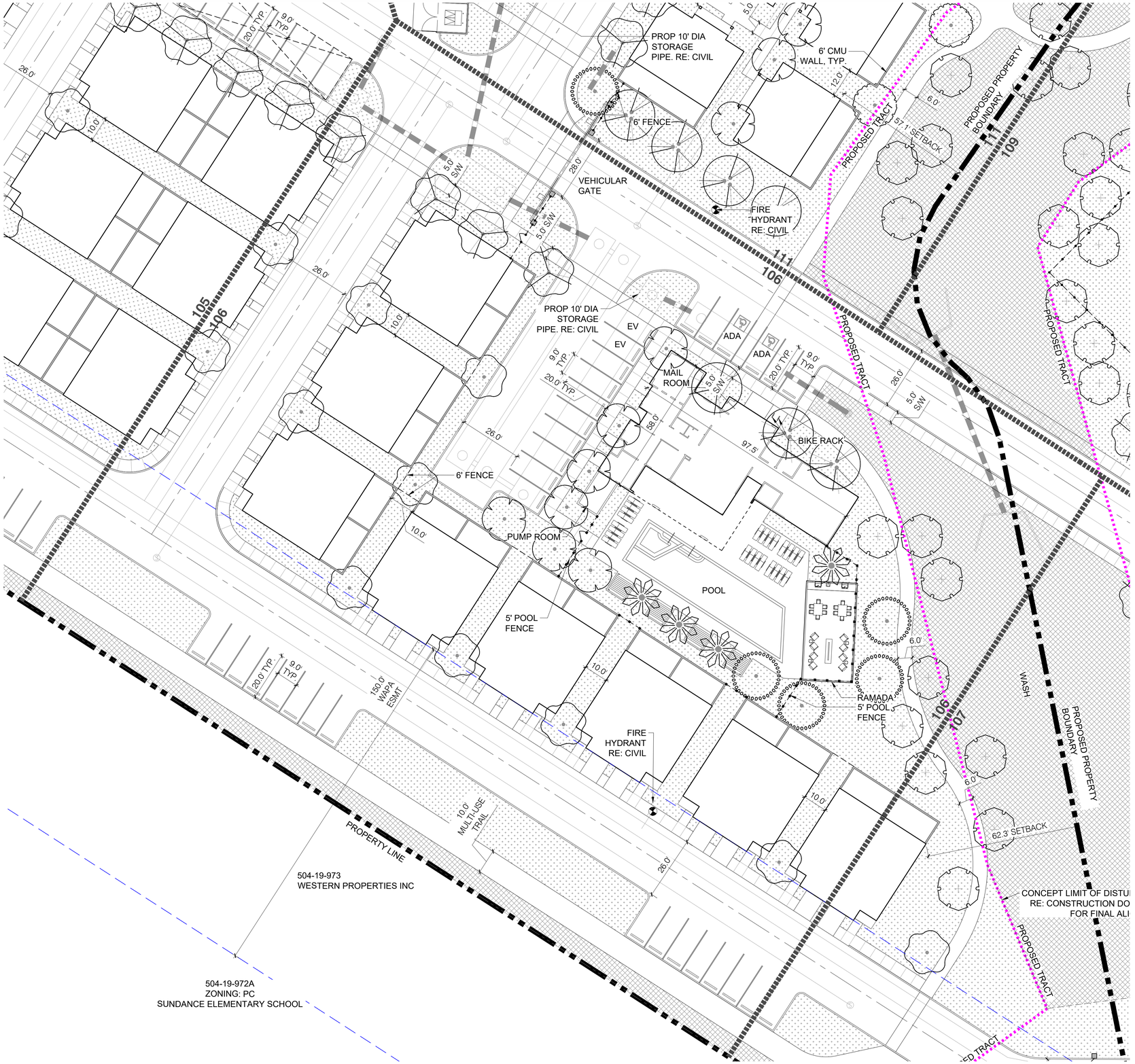
REGISTERED LANDSCAPE ARCHITECT 27181 JAY V. HICKS 12/4/2023 ARIZONA, U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
LP105

PLZSP-22-00044



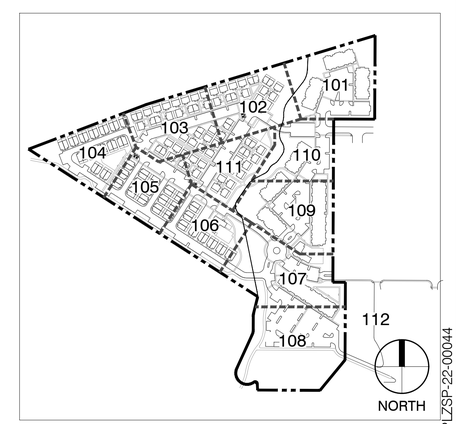
1 PLANTING PLAN

1" = 20'

PLANT_SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE
	ACACIA ANEURA MULGA	24" BOX
	FRAXINUS VELUTINA 'BONITA' BONITA VELVET ASH	24" BOX
	PARKINSONIA X 'AZT' AZT THORNLESS PALO VERDE	24" BOX
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	48" BOX
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX
	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX
	ULMUS PARVIFOLIA EVERGREEN ELM	36" BOX
	X CHITALPA TASHKENTENSIS `PINK DAWN` PINK DAWN CHITALPA	24" BOX
PALM	BOTANICAL / COMMON NAME	SIZE
	PHOENIX ROEBELENII PYGMY DATE PALM	10` HT
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	CYNODON DACTYLON `419 HYBRID` BERMUDAGRASS	SOLID SOD
	HYDROSEED NATIVE NATIVE HYDROSEED	SEED

KEY PLAN: NTS



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REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

REGISTERED ENGINEER 27181 JAY Y. HICKS DATE SIGNED 12/4/2023 ARIZONA U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

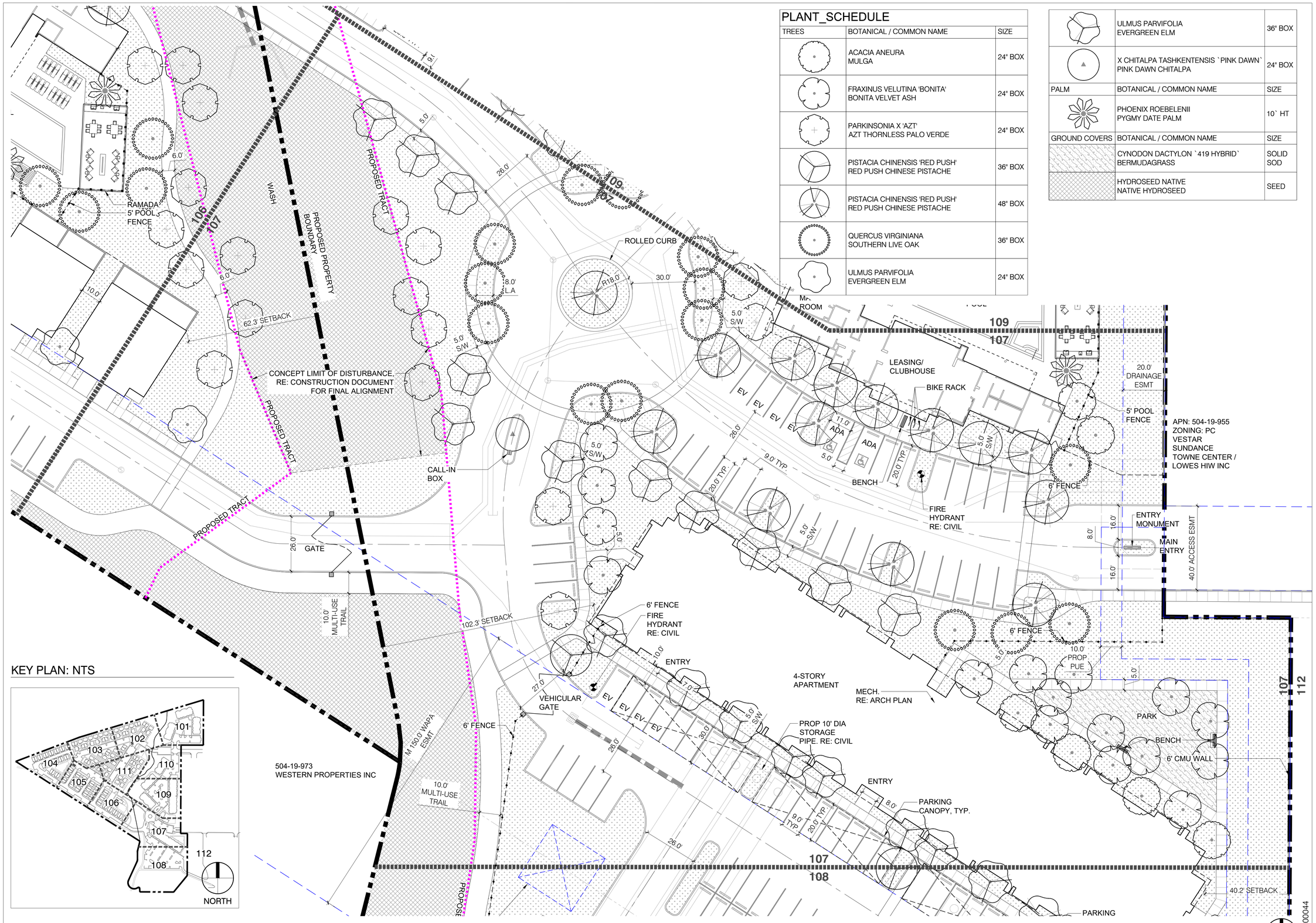
SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
LP106

PLZSP-22-00044

PLANT_SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE
	ACACIA ANEURA MULGA	24" BOX
	FRAXINUS VELUTINA 'BONITA' BONITA VELVET ASH	24" BOX
	PARKINSONIA X 'AZT' AZT THORNLESS PALO VERDE	24" BOX
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	48" BOX
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX
	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX
	ULMUS PARVIFOLIA EVERGREEN ELM	36" BOX
	X CHITALPA TASHKENTENSIS `PINK DAWN` PINK DAWN CHITALPA	24" BOX
PALM	BOTANICAL / COMMON NAME	SIZE
	PHOENIX ROEBELENII PYGMY DATE PALM	10` HT
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	CYNODON DACTYLON `419 HYBRID` BERMUDAGRASS	SOLID SOD
	HYDROSEED NATIVE NATIVE HYDROSEED	SEED



KEY PLAN: NTS

1 PLANTING PLAN
1" = 20'

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SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

REGISTERED ENGINEER ARCHITECT 27181 JAY V. HICKS DATE SIGNED 12/4/2023 ARIZONA, U.S.A. EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
PLANTING PLAN

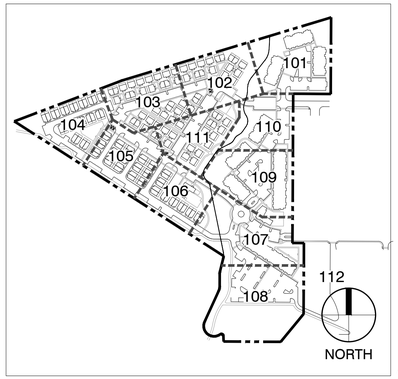
SHEET NUMBER:
LP107

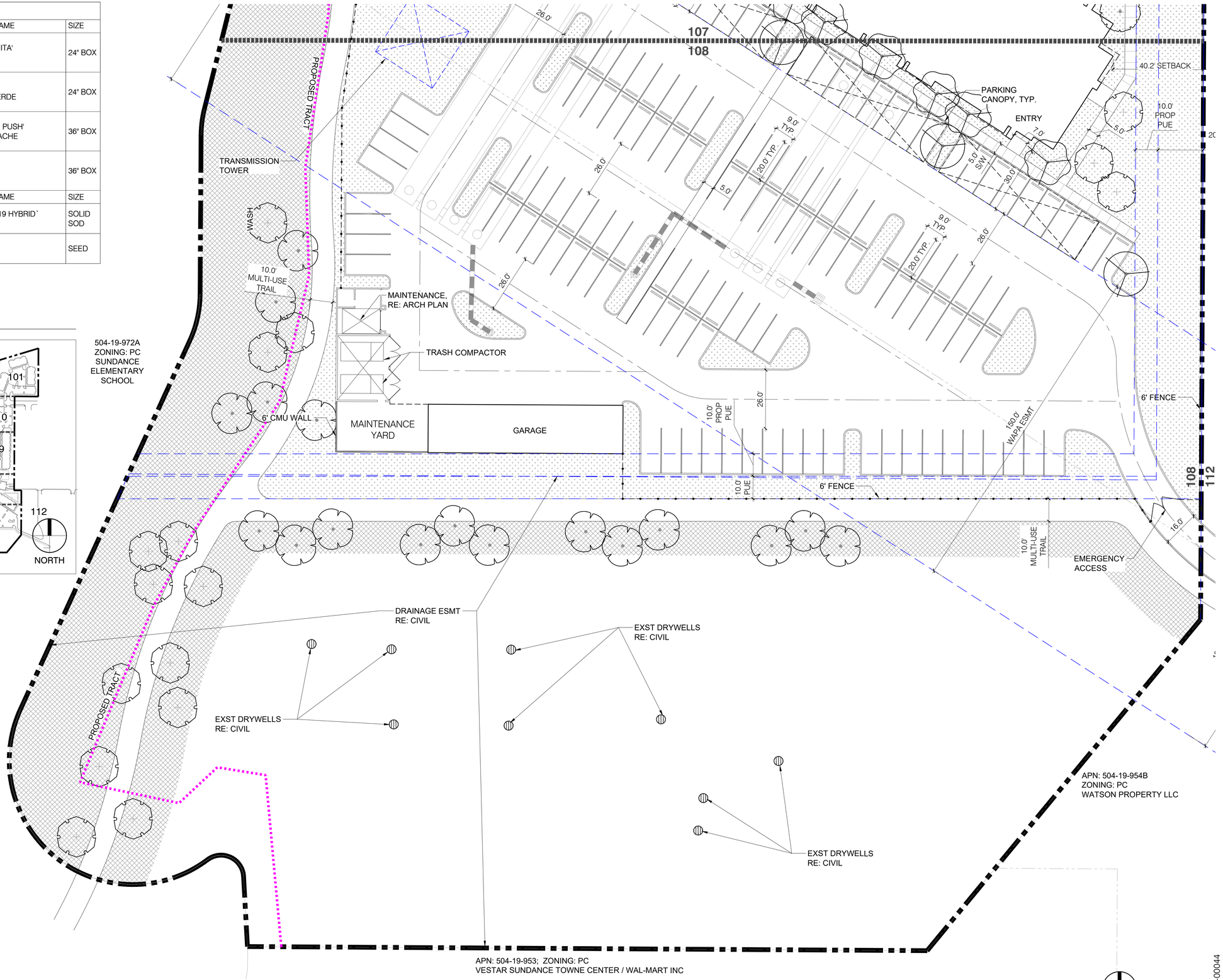
PLZSP-22-00044

PLANT_SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE
	FRAXINUS VELUTINA 'BONITA' BONITA VELVET ASH	24" BOX
	PARKINSONIA X 'AZT' AZT THORNLESS PALO VERDE	24" BOX
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX
	ULMUS PARVIFOLIA EVERGREEN ELM	36" BOX
GROUND COVERS	**BOTANICAL / COMMON NAME**	**SIZE**
	CYNODON DACTYLON `419 HYBRID` BERMUDAGRASS	SOLID SOD
	HYDROSEED NATIVE NATIVE HYDROSEED	SEED

KEY PLAN: NTS





1 PLANTING PLAN
1" = 20'

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CHECKED BY: JH

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REGISTERED LANDSCAPE ARCHITECT
27181
JAY V. HICKS
12/4/2023
ARIZONA, U.S.A.
EXP. 6/30/2025

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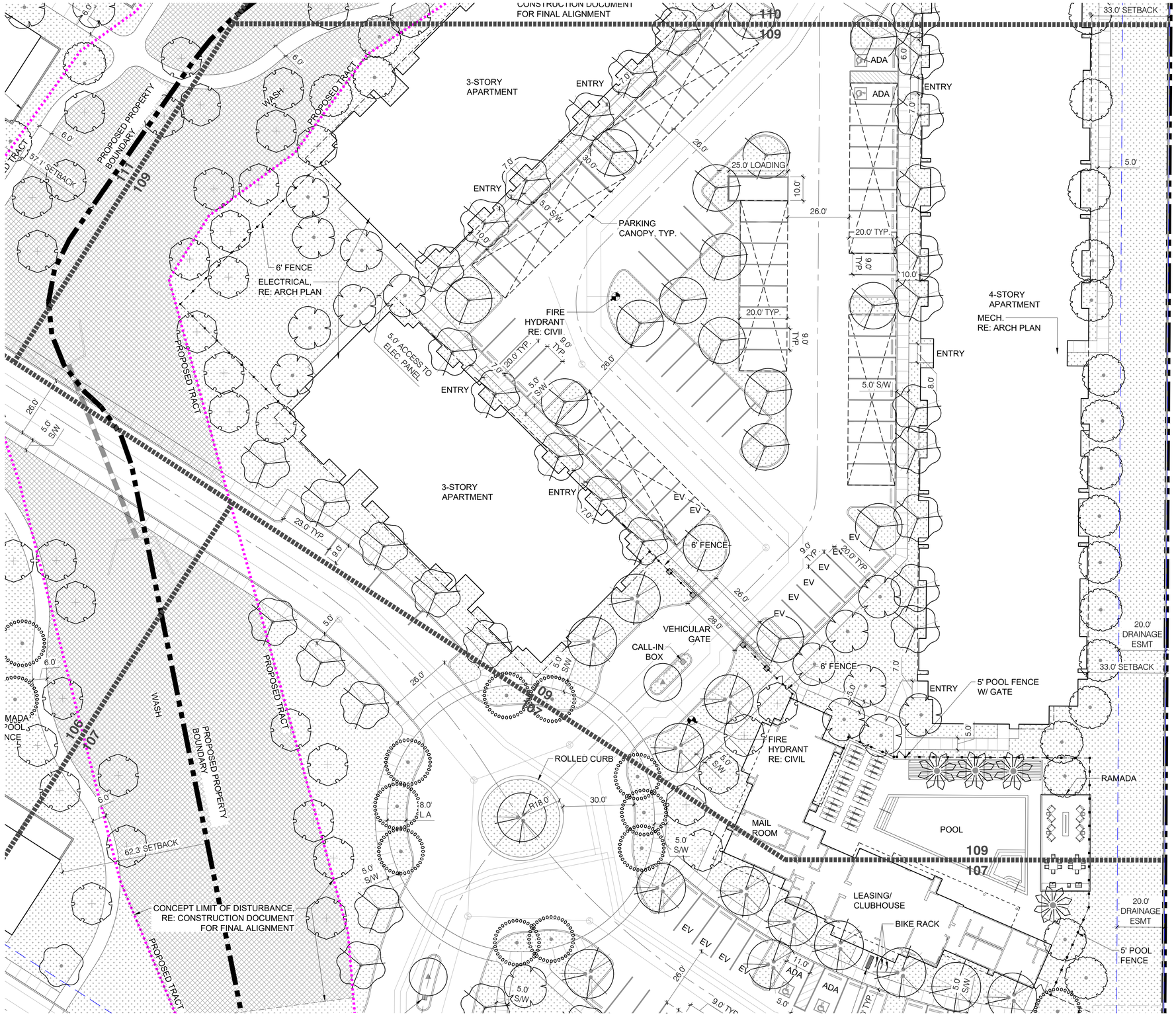
SHEET NUMBER:
LP108



1 PLANTING PLAN

1" = 20'

0 10' 20' 40'

SCALE: 1" = 20'-0"

NORTH

PLANT_SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE
	ACACIA ANEURA MULGA	24" BOX
	FRAXINUS VELUTINA 'BONITA' BONITA VELVET ASH	24" BOX
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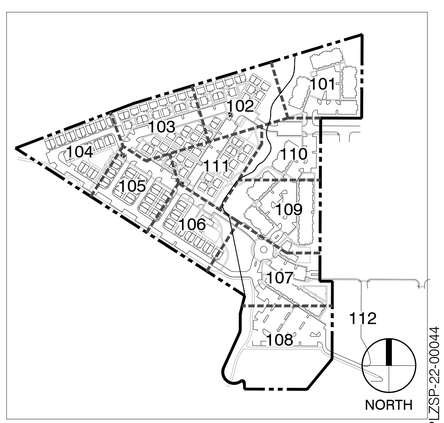
PALM	BOTANICAL / COMMON NAME	SIZE
	PHOENIX ROEBELENII PYGMY DATE PALM	10` HT
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	CYNODON DACTYLON `419 HYBRID` BERMUDAGRASS	SOLID SOD
	HYDROSEED NATIVE NATIVE HYDROSEED	SEED

KEY PLAN: NTS



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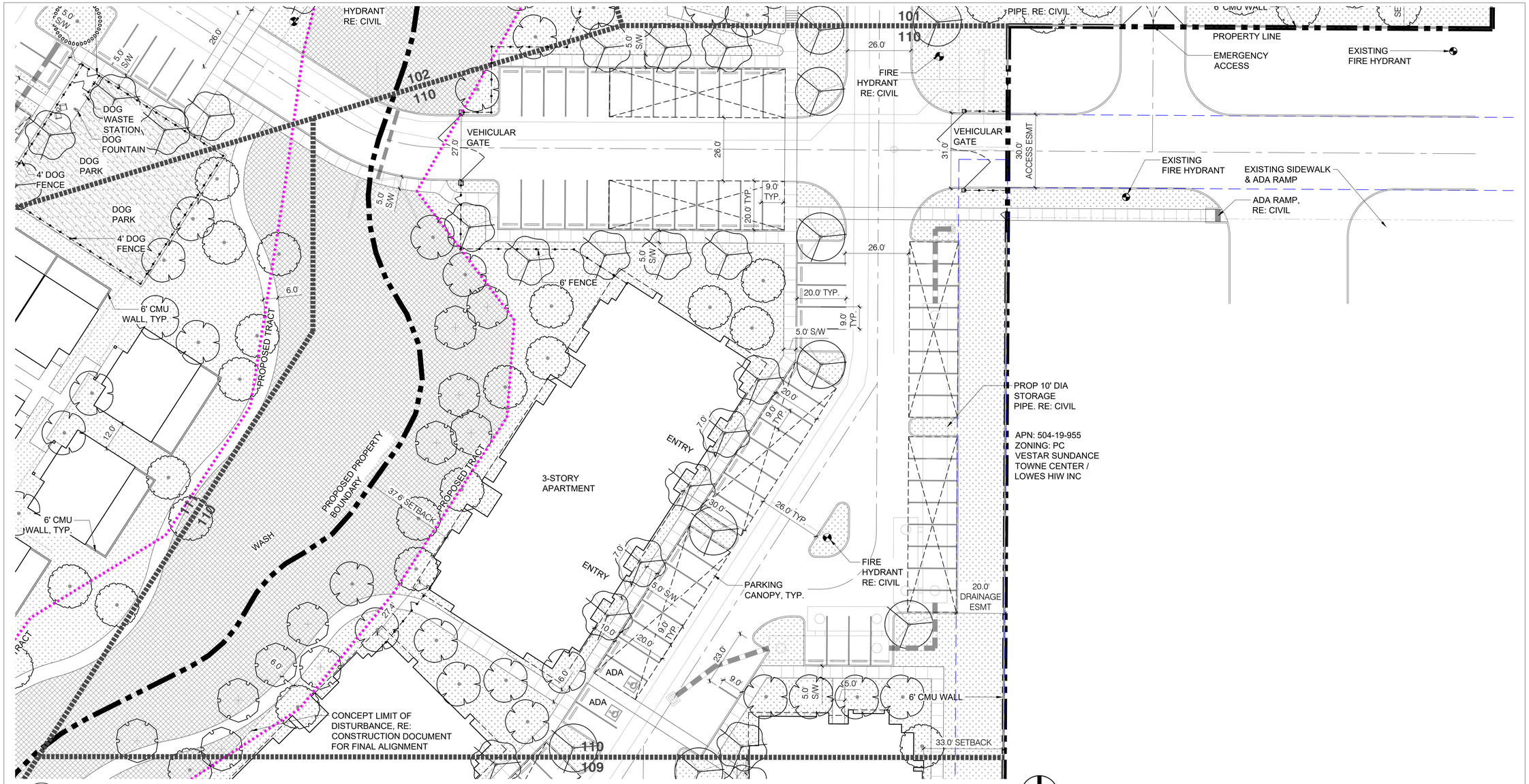

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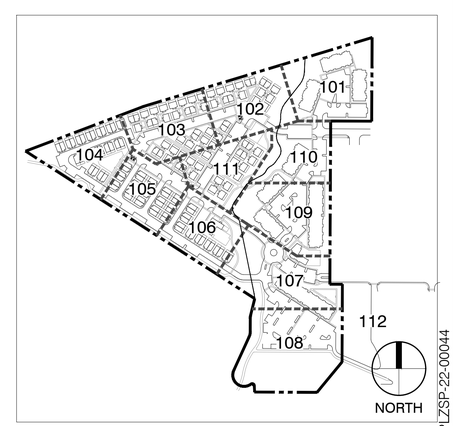

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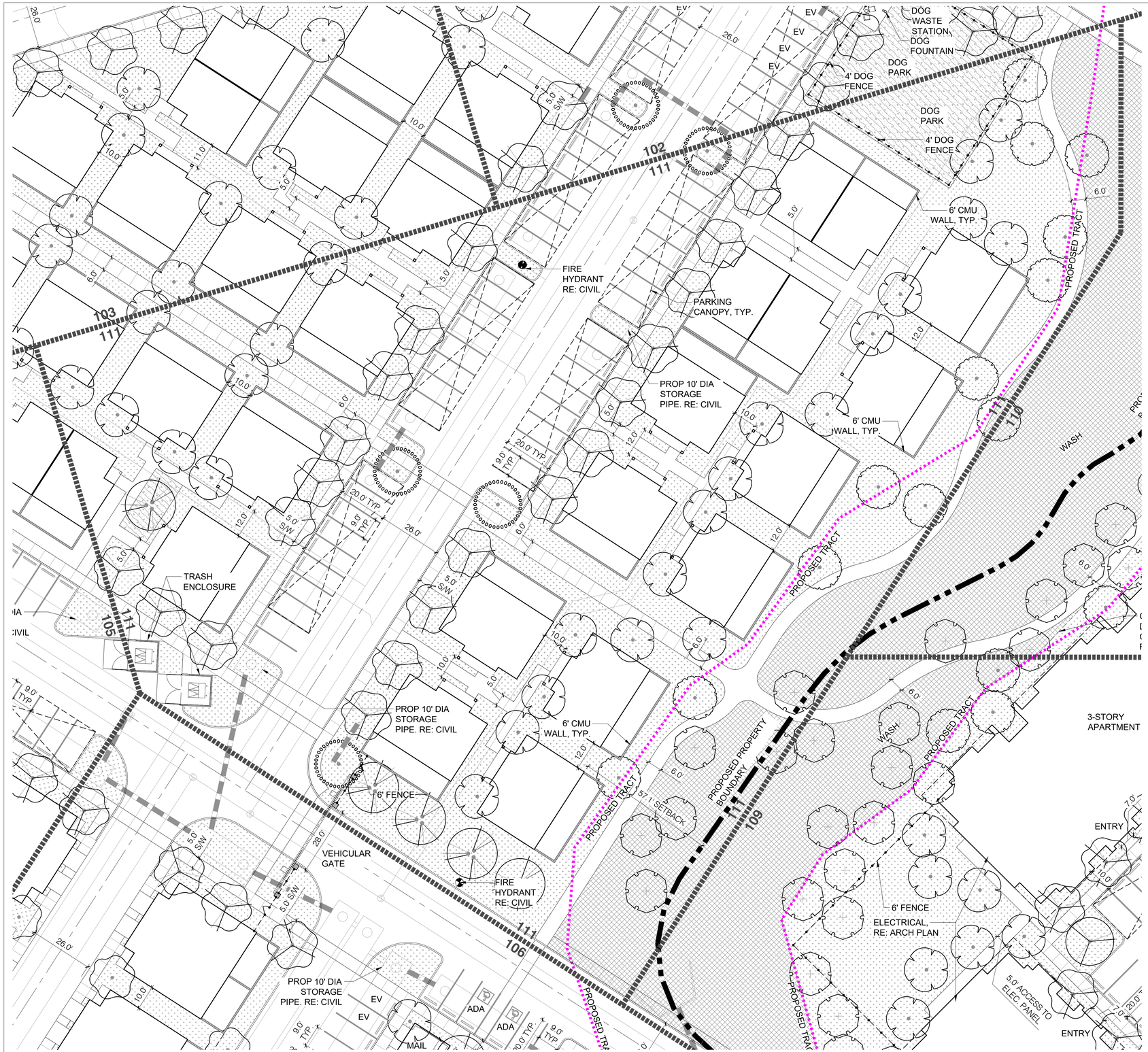

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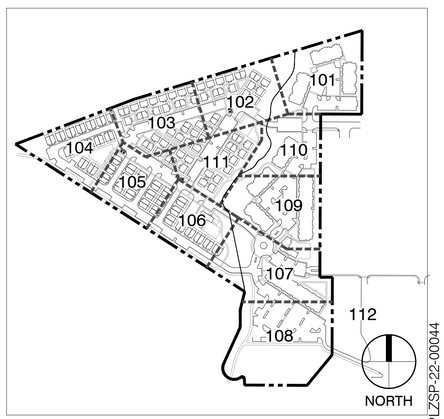

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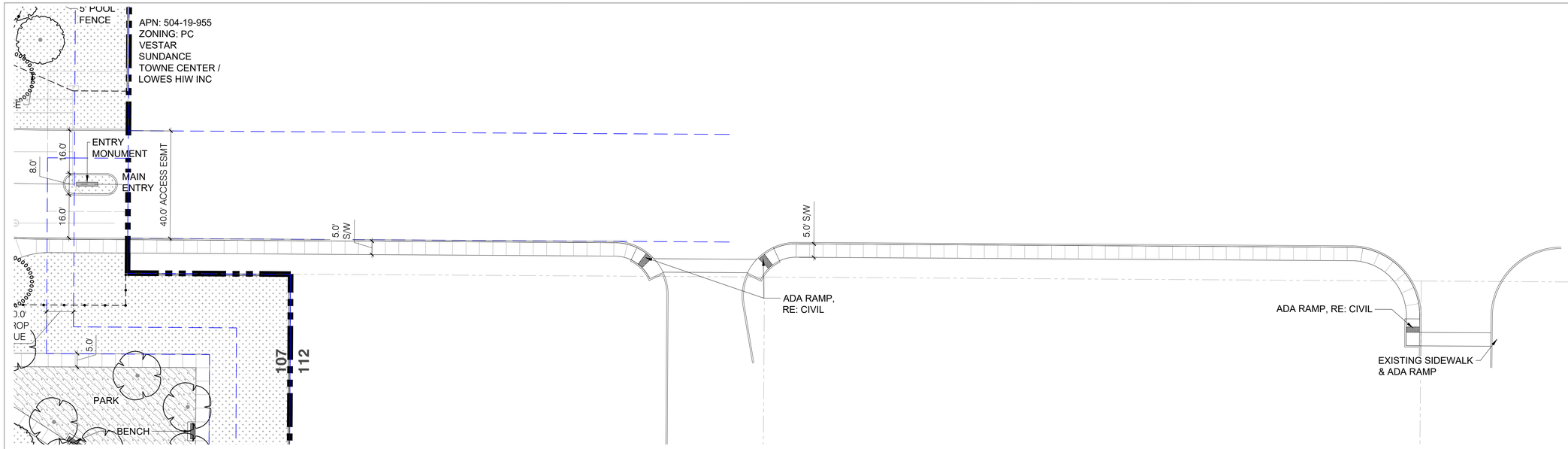
PLANTING PLAN

SHEET NUMBER:
LP111

PLZSP-22-00044



1 PLANTING PLAN

1" = 20'

0 10' 20' 40'

SCALE: 1" = 20'-0"

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PLANT_SCHEDULE

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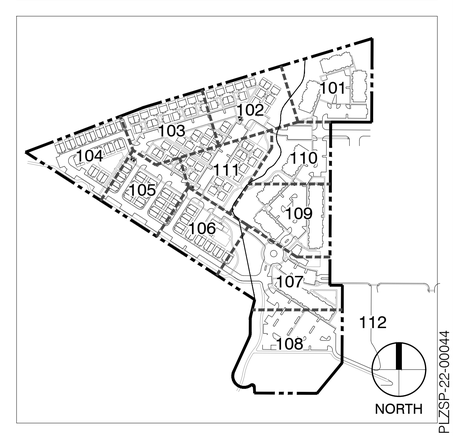

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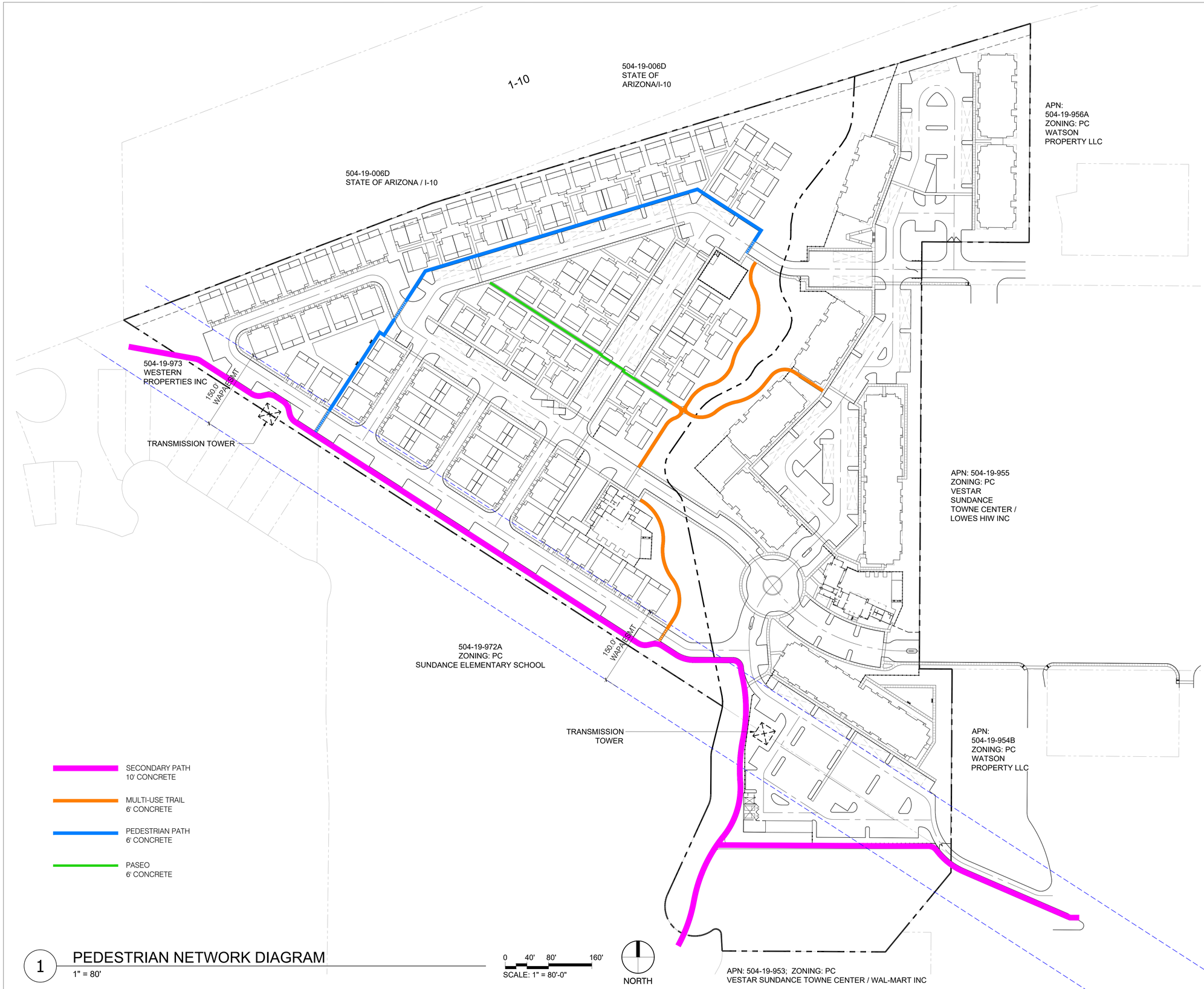
DATE ISSUED:
12/4/2023

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
LP112



1 PEDESTRIAN NETWORK DIAGRAM

1" = 80'

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DATE ISSUED:
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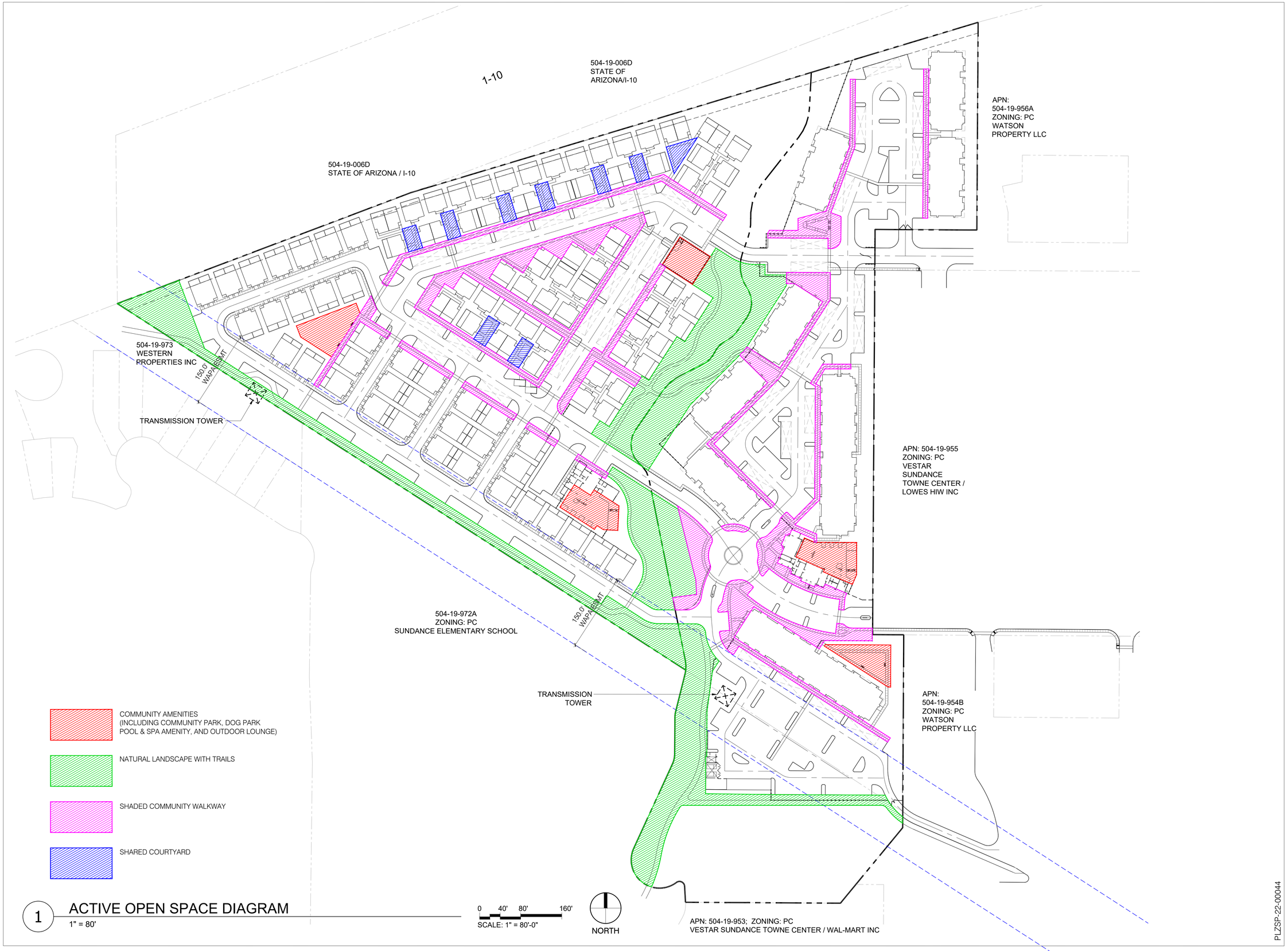
SHEET TITLE:
LANDSCAPE NOTE

SHEET NUMBER:
LP501

PLZSP-22-00044



1 ACTIVE OPEN SPACE DIAGRAM

1" = 80'

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SHEET TITLE:
LANDSCAPE NOTE

SHEET NUMBER:
LP502

PLZSP-22-00044

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 04/09/24	**AGENDA ITEM:** 4.A. Copper Falls CMP - Community Master Plan Amendment (CMPA) - PLZZ-23-00001
DATE PREPARED: 04/05/24	**DISTRICT NO.:** Council District 1
STAFF LIAISON: Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 208-8830	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Public Hearing / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Copper Falls - CMPA (PLZZ-23-00001) - Hold a public hearing and recommend approval to the Mayor and City Council of a CMPA for a property located at the northwest corner of Miller and Southern Roads, subject to Conditions a - r.

RELEVANT GOALS:
GOAL 3: A Well-Planned Urban Community

ADDITIONAL RELEVANT GOALS:
GOAL 4: Adequate, Well-Maintained and Well-Planned Public Infrastructure

SUMMARY

PROJECT DESCRIPTION:
The current CMP land use for the 16.74-acre Parcel 1 within the Copper Falls community is Commercial. The applicant is requesting flexibility for this parcel specifically to allow for multifamily uses as well as the currently established commercial uses. Multifamily development standards are also being proposed. The density on this parcel is limited to 24 dwelling units per acre while the maximum number of dwelling units will be capped at 468.

BENEFITS:
The subject CMPA to allow multifamily uses within Parcel 1 of the Copper Falls CMP will provide further housing options for residents.

FUTURE ACTION:
The Mayor and City Council will meet on May 7, 2024, at a regular City Council meeting to consider the subject CMPA.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZZ-23-00001 - Copper Falls CMPA - Staff Report - PZ 040924.docx
Exhibit A - PLZZ-23- 00001 - Copper Falls CMPA - Vicinity Map.pdf
Exhibit B - PLZZ-23- 00001 - Copper Falls CMPA - General Plan Map.pdf
Exhibit C - PLZZ-23-00001 - Copper Falls CMPA - Zoning Map.pdf
Exhibit D - PLZZ-23-00001 - Copper Falls CMPA - CMPA Document.pdf
Exhibit E - PLZZ-23-00001 - Copper Falls CMPA - Citizen Participation Report.pdf

Community Master Plan Amendment

Report to the Planning and Zoning Commission

CASE NUMBER:	PLZZ-23-00001
TITLE:	Copper Falls Community Master Plan Amendment (CMPA)
MEETING DATE:	April 9, 2024

Applicant:	Dawn Marie Fortuna, AICP of Bowman Consulting
Owner:	Geoff Bobiy of Melcor Developments Arizona, Inc.
Request:	Approval of an amendment to the Copper Falls CMP
District:	Council District 1
Location:	The subject CMP is bounded by Broadway Road to the north, Miller Road to the east, and Southern Avenue to the South
Site size:	The Copper Falls CMP contains approximately 267.25 acres, while Parcel 1 contains 16.74 acres.
Public input:	An advertised neighborhood meeting was held on October 5, 2023 at the Bales Elementary School (Exhibit E)
Recommendation:	Conduct a public hearing and recommend that the City Council approve the proposed Major CMP Amendment subject to Conditions a) through r)

PROJECT DESCRIPTION:

1. Dawn Marie Fortuna, AICP of Bowman Consulting, on behalf of Melcor Developments Arizona, is proposing a CMPA for Copper Falls, a 267.25 acre residential and commercial development bounded by Broadway Road to the north, Miller Road to the east, and Southern Avenue to the South.
2. The applicants purpose to modify the Copper Falls CMP is to allow multifamily residential within the Commercial Designation of Parcel 1 which is located at the northwest corner of Miller Road and Southern Avenue. Additionally, development standards are being provided to adequately transition between adjacent uses.

PUBLIC PARTICIPATION SUMMARY:

3. A neighborhood meeting, providing an opportunity for interested parties to learn more about the request, was held on October 5, 2023 at 6:00 P.M. at Bales Elementary School located at 25555 West Durango Street. As required by Buckeye Development Code, written notices to property owners within 300 feet of the subject site were mailed on September 18, 2023, over fifteen (15) days prior to the date of the meeting. No residents attended the meeting and there have been no other questions or concerns received.
4. All required notifications of this public hearing were completed at least fifteen (15) days in advance of the meeting date.

BACKGROUND:

5. October 18, 2005: The subject property was annexed into the City of Buckeye under Ordinance 59-05.
6. October 18, 2005: The Mayor and City Council approved the Copper Falls CMP for the subject property under Ordinance 59-05.
7. May 16, 2023: The Mayor and City Council continued a proposed CMPA, PLZZ-22-00010, which would have removed Parcel 1 from the CMPA. The applicant decided to withdraw the CMPA and associated General Plan Amendment and Rezone and reapply for a CMPA to allow multifamily within Parcel 1.

AREA CONTEXT:

8. Existing Land Use, General Plan Designation, and Zoning District:

Subject Property	LAND USE	GENERAL PLAN	ZONING
	Undeveloped	Master Planned Community	Planned Community (PC) Overlaid by Copper Falls CMP
North	Platted for Single Family Residential	Master Planned Community	Planned Community (PC) Overlaid by Copper Falls CMP
South	Vacant Commercial and Single Family Residences	Neighborhood	Commercial Center (CC) and Planned Residential (PR)
East	Vacant Commercial and Single Family Residences	Neighborhood	Commercial Center (CC) and Planned Residential (PR)
West	Platted for Single Family Residential	Master Planned Community	Planned Community (PC) Overlaid by Copper Falls CMP

ANALYSIS:

9. The subject parcel is located on the northwest corner of Miller Road and Southern Avenue within the Copper Falls CMP. Referred to as Parcel 1, the site is further identified by Maricopa County Assessor Parcel Number (APN) 504-40-011D.

10. The current CMP land use for this particular parcel within the Copper Falls is Commercial. The applicant is requesting flexibility for this parcel to allow for multifamily uses within Parcel 1 as well as the currently established commercial uses. The density on this parcel is limited to 24 dwelling units per acre while the maximum number of dwelling units will be capped at 468.

11. To accommodate the commercial and multifamily uses, the applicant has proposed setbacks to accommodate either use while providing a stepped back setback for properties adjacent to single family residential to the west.

Development Standards		
	Commercial Option	**Multifamily Option**
Maximum Density	N/A	No max
Minimum Building Separation	N/A	10’
Minimum Front Setback	20’	20’
Minimum Side Setback *	0’/20’ **	20’***
Minimum Rear Setback	20’	20’***
Site Perimeter (Street-Side) Landscaping	15’	15’
Minimum Driveway Aisle	N/A	24’
Maximum Building Height	45’, not including 8’ parapet	45’, not including 8’ parapet ***
Maximum Building Coverage	50%	95%
Open Space % (of gross area)	10%	10%
Park Space % (of gross area)	No Minimum	5%

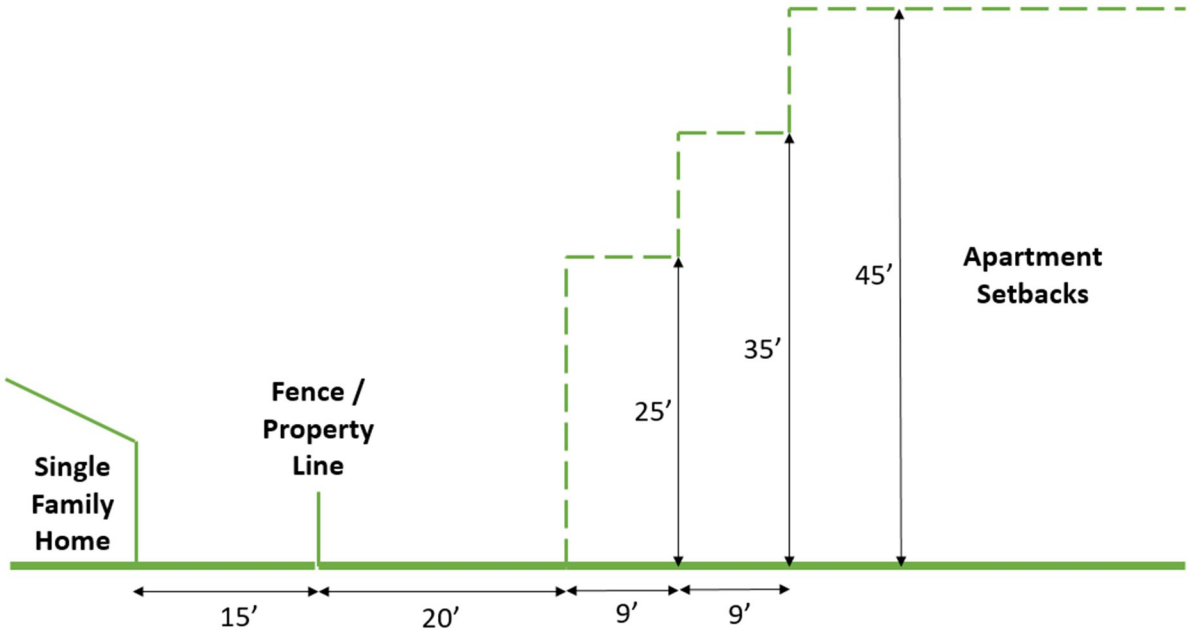
* Zero (0) foot side setback allowed between similar uses such as commercial adjacent to commercial.

** Separate building pads for commercial uses adjacent to residential uses require a 20 foot side setback.

*** Separate building pads for multifamily uses adjacent to residential uses require the following building setbacks based on height:

*Adjacent to single family residential****	
Distance from property line (20' Min.)	*Maximum Height*
20-29'	*25'*
30-39'	*35'*
40'+	*45'*

12. The setbacks shown above, and illustrated below, adjacent to single family residential will be set back to reduce the visibility intrusion into the Single family backyards. It should be noted that a row of trees with year round foliage will also be located between the two uses.



13. In the past, there has been concern regarding removing commercial properties along the Miller corridor. In this circumstance, the three opposing corners are zoned commercial. Commercial uses are typically interspersed with multifamily projects, creating a buffers between single family residential and arterials and other more intense uses.

RECOMMENDATION:

14. Staff recommends the Planning and Zoning Commission recommend approval of the proposed Major Community Master Plan Amendment for the Copper Falls CMPA, Case PLZZ-23-00001, to the Mayor and City Council, subject to Conditions a) through r), for the following reasons:
    - The CMP Amendment conforms to the property's underlying General Plan Land Use designations.
    - The CMP Amendment conforms to requirements of the Buckeye Development Code.
    - There are no outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).

a) Development of the property shall be in general conformance with the Community Master Plan Amendment (CMPA) titled "Copper Falls Project Narrative 2022 Major Community Master Plan Amendment Parcel 1", consisting of 26 pages, dated November 20, 2023, and stamp received November 20, 2023, except as modified by the following conditions/stipulations.

b) The property owner/s and their successors waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as a result of this approval.

c) All existing overhead power lines less than 69 kV capacity, or any other overhead utilities within the project area or along its boundaries, shall be installed underground.

d) Parcel one (1) of the Copper Falls CMP will limit their density to 24 dwelling units per acre and limit the number of dwelling units to 468.

e) The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.

f) Prior to delivery of any combustible materials to the site, the fire protection system shall be completely operational, with proper fire flow, and in accordance with the plans approved by the Buckeye Fire Chief and City Engineer.

g) All buildings shall be equipped with a fire protection system as required by City of Buckeye Ordinance 17-23.

h) Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

i) All streets must conform to the Maricopa County/Phoenix street name and hundred block grid system.

j) Residential developments where the number of dwelling units exceeds 20 shall be provided with two separate and approved fire apparatus access roads.

k) Access to the development shall be per the requirements set forth in Section 6-3 of the City's Engineering Design Standards.

l) The Owner/Developer shall submit a Traffic Impact Analysis at the time of Preliminary Plat or Site Plan for review and approval by the City. The Site Plan shall make all accommodations to comply with the final approved Traffic Impact Analysis.

m) The existing water and sewer infrastructure that was intended to serve the site will need to be evaluated and confirmed to be sufficient to handle the potential increased water demands and increased sewer generation of a multifamily development. The developer shall be responsible for any additional water and sewer infrastructure improvements that are needed to serve the site.

n) The Owner/Developer shall be required to complete and sign a Public Infrastructure Assurance Agreement prior to the recordation of the first Final Plat. In addition, the Property Owner/Developer shall be required to build or otherwise provide the required infrastructure necessary to serve this project.

o) Prior to the issuance of a Building Permit, the Property Owner/Developer shall pay a pro rata share of the "Regional Traffic Signal Costs," based on acreage, of the cost of up to nine (9) traffic signals to be installed within this section of land. The sectional contribution is to be based on the following allocation costs: (i) 25 percent share of four (4) possible signals at arterial street intersections; (ii) 50 percent share of four (4) possible signals at half-mile collector street intersections or project entries; and (iii) 100 percent share of one (1) possible signal internal to this project. The cost shall be based on an anticipated signal cost as determined by the City.

p) The Property Owner/Developer is responsible for providing water at the project for construction purposes including obtaining the necessary water rights for the water supply to be used for construction purposes. This includes utilizing non-potable water for construction before using City potable water.

q) To the extent allowed by law, all Type-I Non-irrigation and Irrigation Grandfathered Rights associated with the property shall be properly extinguished and the resulting extinguishment credits conveyed to the City of Buckeye or pledged to the City of Buckeye account at the Arizona Department of Water Resources prior to the issuance of any building permits.

r) The Property Owner/Developer shall allocate any surface water rights to the City prior to the issuance of any building permits.

ATTACHMENTS:

Exhibit A - Vicinity Map
Exhibit B - General Plan Map
Exhibit C - Zoning Map
Exhibit D - CMPA Document
Exhibit E - Citizen Participation Report

Prepared by:
Bart Wingard, Principal Planner

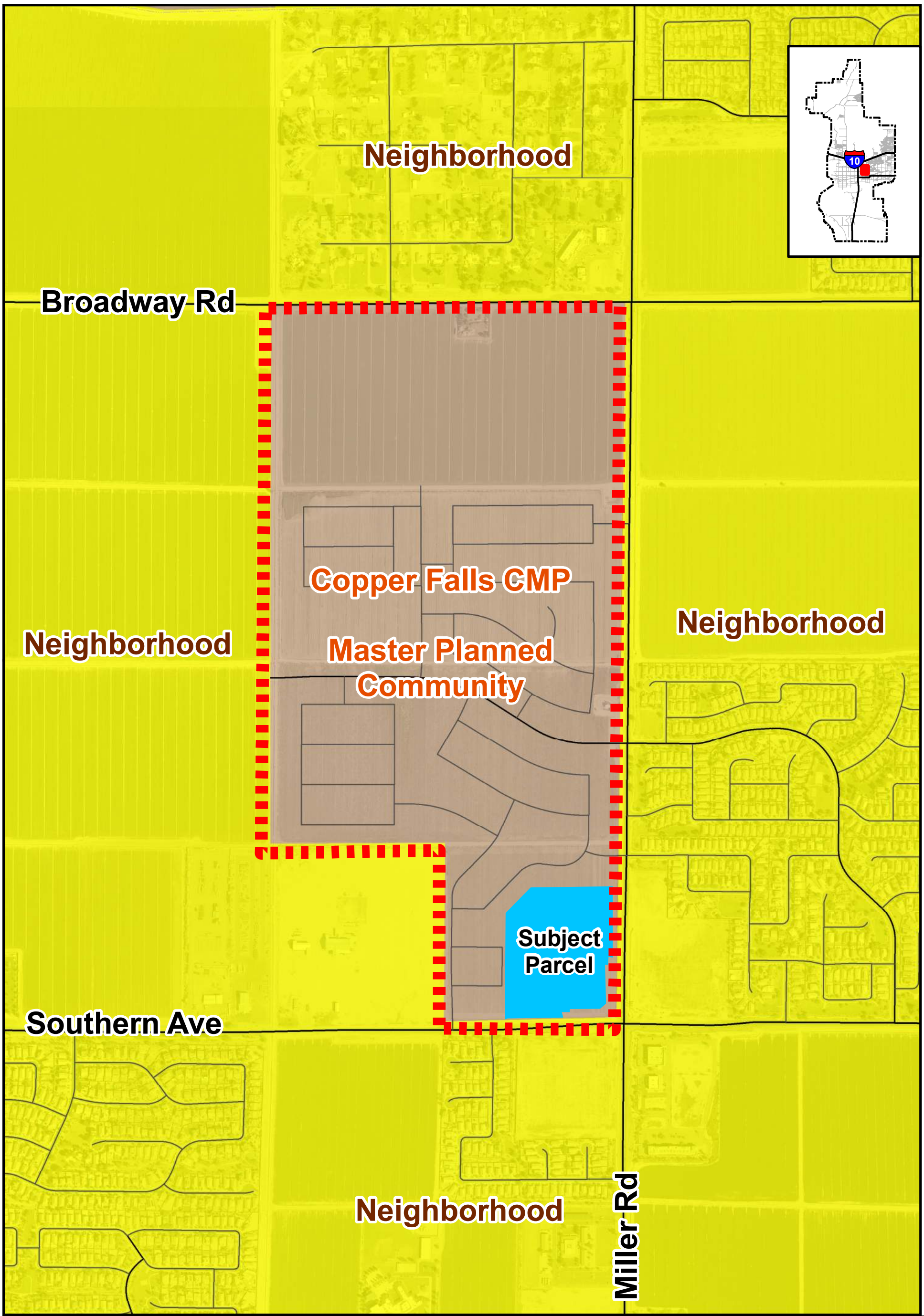
Reviewed by:
Adam Copeland, Deputy Planning Director

VICINITY MAP

BUCKEYE, AZ

PLZZ-23-00001
Copper Falls CMPA
City Council District 1

N
W E
S

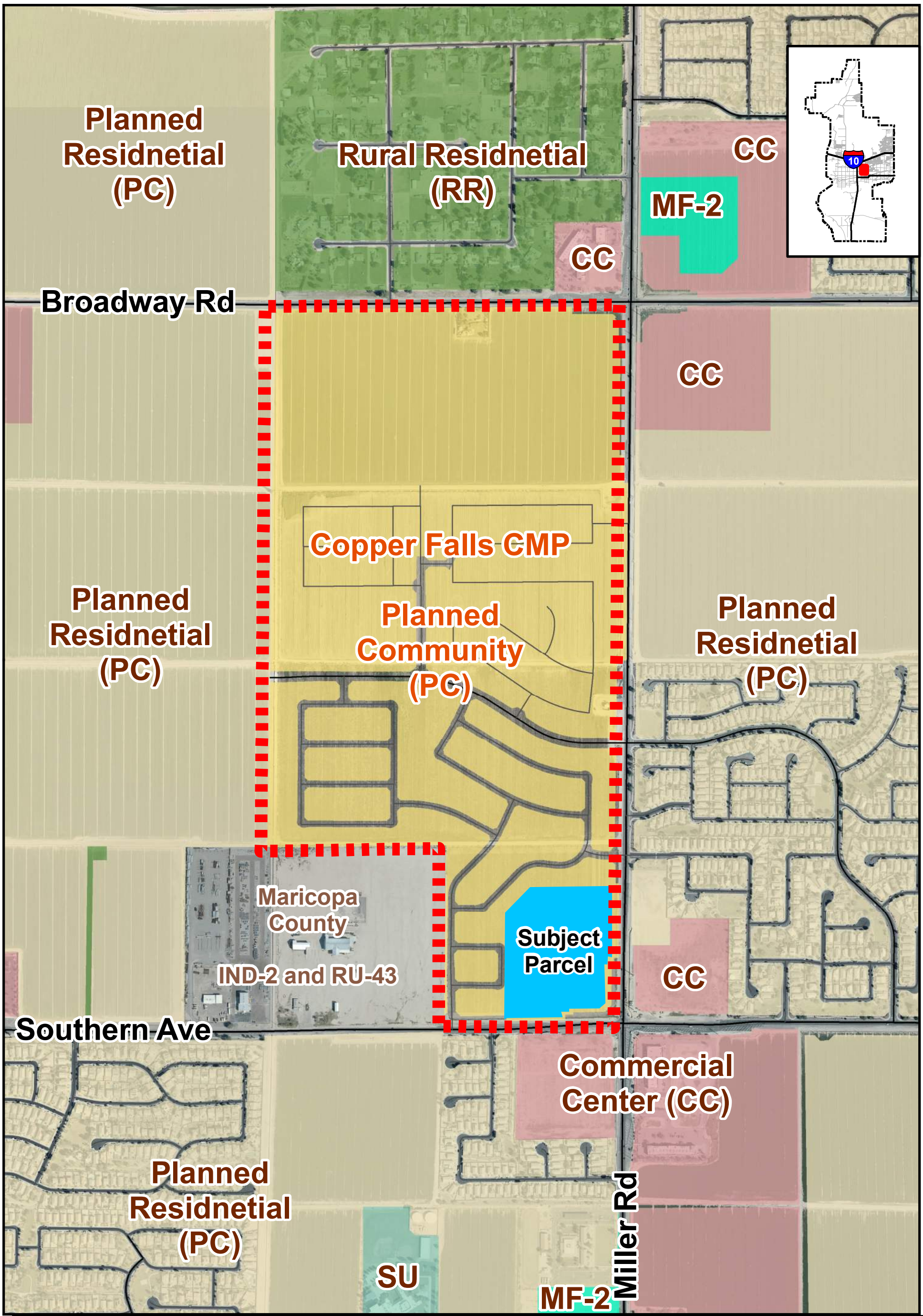


GENERAL PLAN MAP

BUCKEYE, AZ

PLZZ-23-00001
Copper Falls CMPA
City Council District 1

N W E S



ZONING MAP

BUCKEYE, AZ

PLZZ-23-00001
Copper Falls CMPA
City Council District 1

N W E S

Bowman

Copper Falls Project Narrative 2023 Major Community Master Plan Amendment Parcel 1

Miller Road and Southern

Bowman Project No. *050965-01-001*

City of Buckeye Case No. *PLZZ-23-00011*

Melcor Developments Arizona, Inc.

Bowman
6751 North Sunset Blvd
Suite 325
Glendale, AZ 85305
623.299.8980 | bowman.com
November 20, 2023

2R PLZZ-23-00011 RECEIVED NOV 20 2023 WD

PROJECT TEAM

Developer/Owner
Melcor Developments Arizona, Inc.
6930 E. Chauncey Lane, Suite 135
Phoenix, Arizona 85054
Contact: Geoff Bobiy
Regional Manager, US Region
t. (403) 270-1287
e. gbobiy@melcor.ca

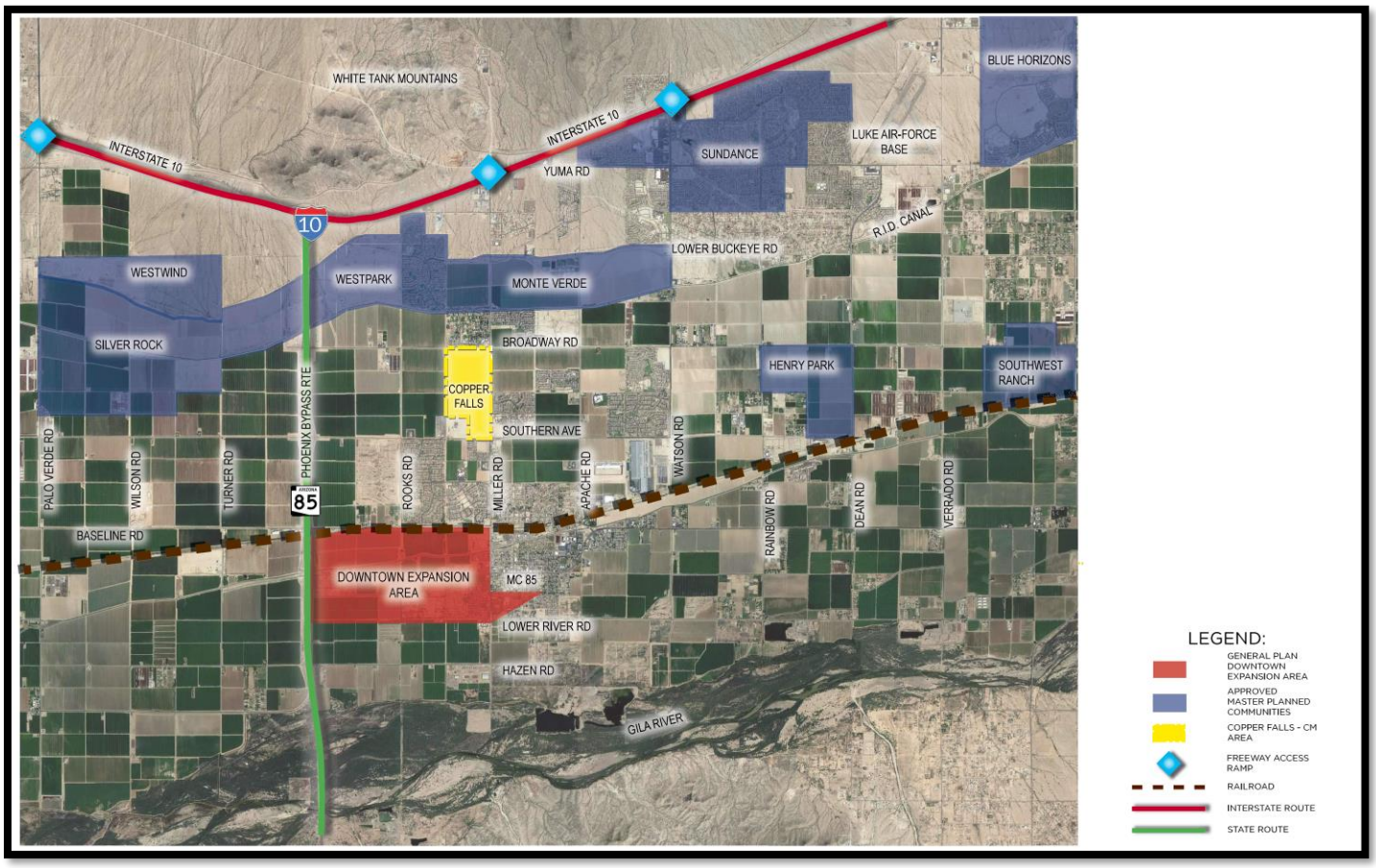
Project Planner
Bowman
6751 N. Sunset Boulevard
Glendale, Arizona 85305
Contact: Dawn Marie Fortuna, AICP
Principal Planner
t. (480) 772-7271
e. dfortuna@bowman.com

Overview

As community desires change, landowners work to develop their properties to meet those demands and support Buckeye's vision. Melcor has long been committed to Buckeye with their holdings in Algodon and Miller 60. As markets change, Melcor requests flexibility from the City to allow a permitted use change within the Copper Falls Community Master Plan (CMP). This step requires a Major CMP Amendment to allow multifamily as a permitted use within the Commercial land use designation of Parcel 1.

While the proposed CMP Amendment includes the overall Copper Falls CMP, Parcel 1 comprises the subject request. The overall Copper Falls CMP lies within the City of Buckeye jurisdictional limits, as shown in ***Figure 1*** below.

Figure 1



Regional Location Map

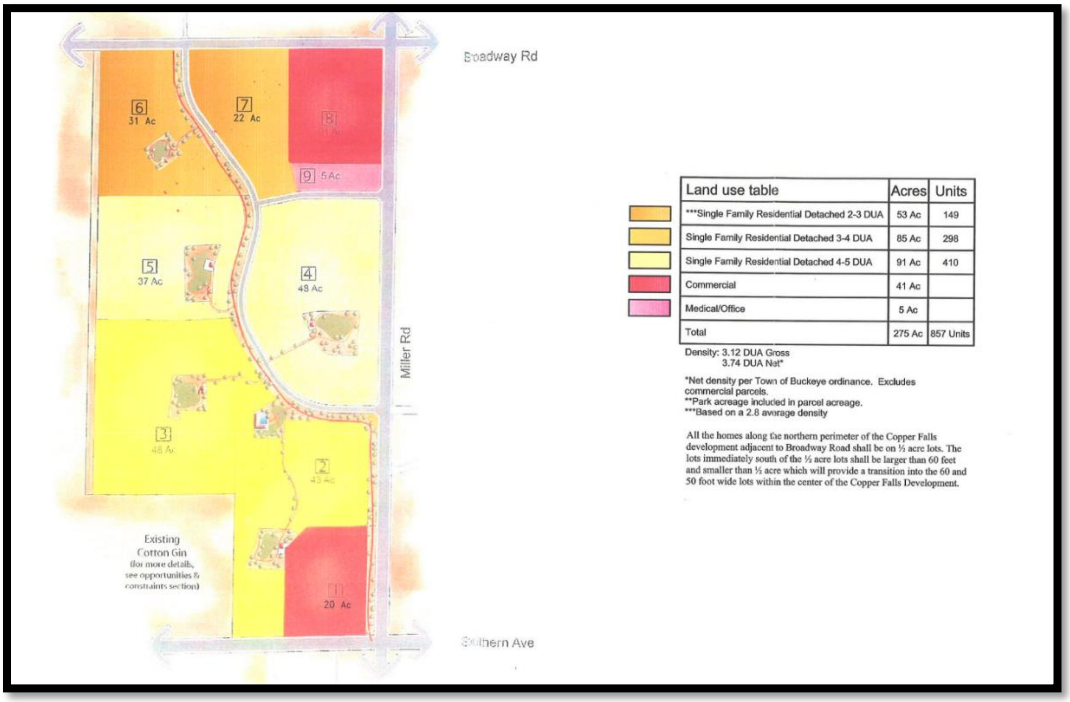
Existing and Proposed Community Master Plan History

2005 Approved Community Master Plan (CMP)

The 275-acre Copper Falls Community Master Plan (CMP) was approved on October 18, 2005, by the Buckeye City Council. The CMP Land Use Plan consisted of two Commercial parcels and one Medical/Office parcel totaling 46 net acres, as well as six Single-Family Residential development parcels totaling 229 acres and supporting 857 residential lots.

The CMP was planned with several goals in mind. Among those are providing a blend of single-family residential neighborhoods that support a mix of lots sizes and well-planned open space and providing commercial and potential employment development opportunities for the development and immediate region. The CMP land use plan from 2005 is reflected in ***Figure 2***.

Figure 2

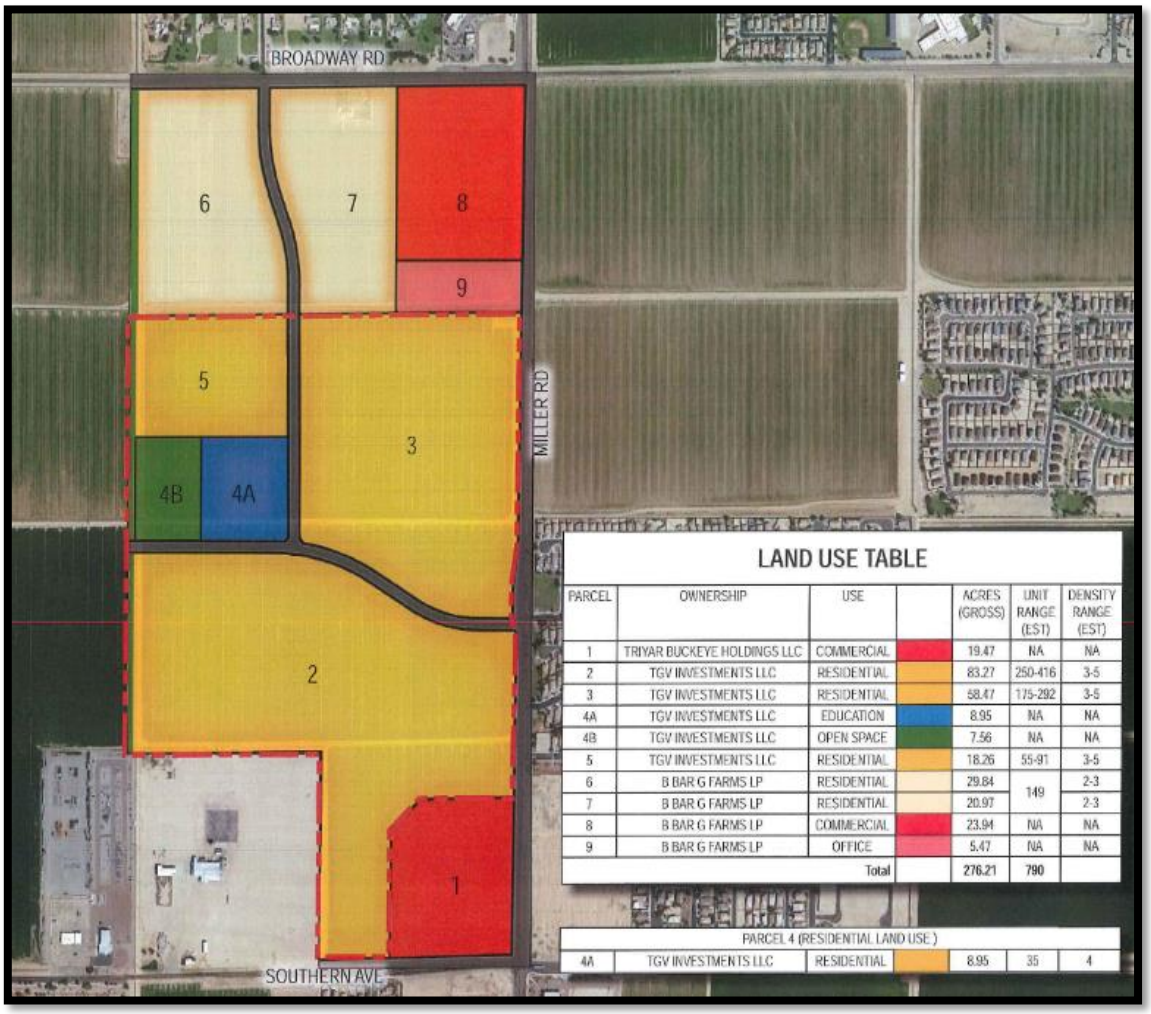


CMP Land Use Plan (2005)

2018 Approved Community Master Plan Amendment (CMPA)

In 2018, the TGV Investments LLC development team proposed a CMPA to modify approximately 176.5 acres of the overall 275-acre approved CMP. Within the 2005 CMP approval, this 176.5-acre area included four residential development parcels. The Revised CMPA was modified to reflect three residential parcels and one elementary school parcel and superseded the 2005 CMP. As reflected in ***Figure 3 – CMP Land Use Plan (2018)***.

Figure 3



LAND USE TABLE

PARCEL	OWNERSHIP	USE		ACRES (GROSS)	UNIT RANGE (EST)	DENSITY RANGE (EST)
1	TRIYAR BUCKEYE HOLDINGS LLC	COMMERCIAL		19.47	NA	NA
2	TGV INVESTMENTS LLC	RESIDENTIAL		83.27	250-416	3-5
3	TGV INVESTMENTS LLC	RESIDENTIAL		58.47	175-292	3-5
4A	TGV INVESTMENTS LLC	EDUCATION		8.95	NA	NA
4B	TGV INVESTMENTS LLC	OPEN SPACE		7.56	NA	NA
5	TGV INVESTMENTS LLC	RESIDENTIAL		18.26	55-91	3-5
6	B BAR G FARMS LP	RESIDENTIAL		29.84	149	2-3
7	B BAR G FARMS LP	RESIDENTIAL		20.97		2-3
8	B BAR G FARMS LP	COMMERCIAL		23.94	NA	NA
9	B BAR G FARMS LP	OFFICE		5.47	NA	NA
		Total		276.21	790	

PARCEL 4 (RESIDENTIAL LAND USE)

4A	TGV INVESTMENTS LLC	RESIDENTIAL		8.95	35	4

CMP Amendment Land Use Plan (2018)

2023 Proposed Community Master Plan Amendment – Subject Request

This proposed Amendment is presented by Melcor and solely encompasses a change of allowed uses for the Parcel of interest, Parcel 1 (19.48 gross acres, 17.09 net acres). The CMPA, once approved, will allow for multifamily as a development option on Parcel 1 under its current Commercial land use within Copper Falls. Currently, the CC obsolete zoning district allows for multiple family dwellings, which mirrors the adjacent commercial zoning on all remaining corners of Miller Road and Southern Ave. With the proposed CMPA, Parcel 1 will therefore provide development options conforming with existing adjacent commercial zoning.

Site and Surrounding Area

The subject parcel is located on the northwest corner of Miller Road and Southern Avenue within the Copper Falls CMP and City of Buckeye jurisdictional limits. Known as Parcel 1, the site is further identified by Maricopa County Assessor Parcel Number (APN) 504-40-011D within Section 30, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The site is bounded on the east by Miller Road and on the south by Southern Avenue and is currently an agricultural farm. Refer to ***Table 1*** below for the list of existing land uses surrounding the subject property.

Table 1 – Existing Surrounding Land Uses of Parcel 1

Direction	Existing Zoning	Existing Land Use	General Plan Land Use Designation
North	Planned Community (PC) with CMP Overlay	Single Family Residential (Copper Falls)	Master Planned Community
East	Planned Residential (PR) and Commercial Center (CC)	Single Family Residential (Miller Manor), and Commercial (Vacant)	Neighborhood
South	Commercial Center (CC)	Commercial (Vacant)	Neighborhood
West	Planned Community (PC) with CMP Overlay	Single Family Residential (Copper Falls), Vacant	Master Planned Community

Description of Request

This CMPA proposes an additional permitted land use within the Commercial designation for Parcel 1 within Copper Falls to allow multifamily residential. Parcel 1 will remain within the existing CMP with an underlying Commercial land use but will better complement the area with the added permitted multifamily use. With this option, the subject parcel can serve as a density buffer for the adjacent single-family homes within Copper Falls. Allowing multifamily as an opportunity for future development of Parcel 1 provides flexibility depending on what the ultimate development demand is when the property is in the site planning phase. The adjacent commercial zoning (CC) reflected by ***Table 1*** presents the possibilities of residential development and allowing Parcel 1 to have that consideration will emulate existing conditions. Development standards for the proposed added multifamily use are provided in ***Table 3*** below.

Land Use Table

An updated Land Use Summary (See ***Table 2*** below) has been provided with the CMP Amendment. Parcel 1 represents the Amendment Area.

Table 2: Land Use Summary

Parcel	Ownership	Land Use	Acres (Gross)	Units (Range)	Density (Range)
2	Forestar USA Real Estate Group Inc	SF - Residential	83.27	250-416	3-5
3	Pulte Home Company LLC	SF - Residential	58.47	175-292	3-5
4A	Buckeye Elementary School District	Educational	8.95	NA	NA
4B	Buckeye Elementary School District	Open Space	7.56	NA	NA
5	Pulte Home Company LLC	SF - Residential	18.26	55-91	3-5
6	GM GABRYCH Family LP	SF - Residential	29.84	149	2-3
7	GM GABRYCH Family LP	SF - Residential	20.97	149	2-3
8	GM GABRYCH Family LP	Commercial	23.94	NA	NA
9	GM GABRYCH Family LP	Office	5.47	NA	NA

2023 - CMP Amendment Area

1	**Melcor Developments Arizona Inc**	**Commercial (with MF as added Permitted Use) ***	**19.48**	**292-468**	**15-24**

*Note: Development standards for multifamily development can be found in ***Table 3***.

Development Standards

The guidelines below mirror those of a development zoned MF-2 to best represent a multifamily development. ***Table 3*** below will provide clarity on standards. All regulations not covered within this CMPA will follow the most current version of the Buckeye Municipal Code.

Table 3: Development Standards

Development Standards		
	Commercial Option	**Multifamily Option**
Maximum Density	N/A	No max
Minimum Building Separation	N/A	10’
Minimum Front Setback	20’	20’
Minimum Side Setback *	0’/20’ **	20’***
Minimum Rear Setback	20’	20’***
Site Perimeter (Street-Side) Landscaping	15’	15’
Minimum Driveway Aisle	N/A	24’
Maximum Building Height	45’, not including 8’ parapet	45’, not including 8’ parapet ***
Maximum Building Coverage	50%	95%
Open Space % (of gross area)	10%	10%
Park Space % (of gross area)	No Minimum	5%

**: 0’ side setback (attached commercial, commercial condo, etc.) allowed between similar uses, i.e., commercial adjacent to commercial.*

***: Separate building pads for commercial uses adjacent to residential uses require a 20’ side setback.*

****: Separate building pads for multifamily uses adjacent to residential uses require the following building setbacks based on height:*

*Adjacent to single family residential****	
Distance from property line (20’ Min.)	*Maximum Height*
20-29’	*25’*
30-39’	*35’*
40’+	*45’*

Land Uses

CMP Amendment Commercial Permitted Uses

Two commercial parcels within Copper Falls total over 43 gross acres. The sites are located along a central corridor for ease of access. The two parcels are designated to serve individuals within the CMP, surrounding residences, and office areas, whether developed with a commercial or residential use. Surrounding commercial properties at the Miller Road and Southern Avenue intersection complement this parcel, and the added permitted use (Item *x* in Table 4) will mirror development possibilities for this area.

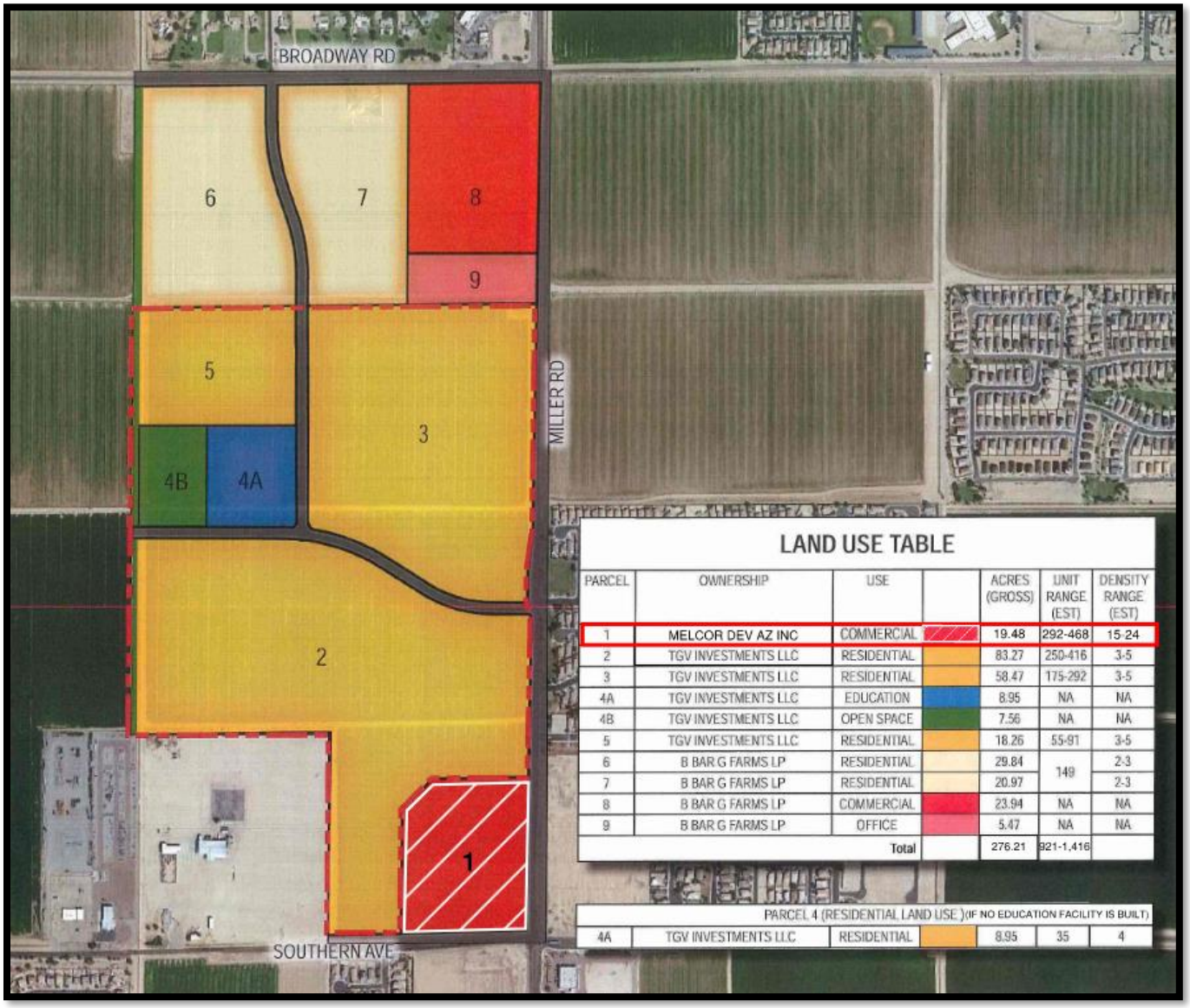
Table 4: Permitted Uses

Permitted Uses
a. Commercial, retail, and service establishments
b. Retail sales, showroom, and office
c. Professional, business, and administrative offices
d. Personal service businesses including, but not limited to, beauty and barber shops, laundry, and dry-cleaning establishments
e. Restaurants and restaurants with bars
f. Drive through businesses including, such as but not limited to, fast food restaurants, banks, dry cleaning, and pharmacies
g. Banking and financial services
h. Childcare facilities
i. Libraries
j. Educational Uses
k. Copying and printing businesses
l. Medical offices and clinical laboratories
m. Veterinary offices and clinical laboratories
n. Convenience uses including drive-in uses
o. Gas/Service stations, including automobile repair and/or convenience stores;
p. Grocery stores
q. Health clubs, including but not limited to, aerobics/dance/gymnastics and martial arts studios
r. Sales/leasing offices and association
s. Cellular communications facilities with a Conditional Use Permit
t. Religious facilities
u. Entertainment uses including museums, theaters, cinemas, auditoriums, and places of public assembly, excluding adult theaters and adult live entertainment
v. Mini storage
w. Other appropriate uses as approved by the Community Development Director
on a case-by-case basis
x. Multiple family dwelling

Land Use Master Plan

The Non-Amendment land use areas of Copper Falls will remain a mix of residential and nonresidential land use parcels. Please refer to ***Figure 4: Amended Land Use Master Plan*** reflecting the revised unit and density range for a multifamily land use option on Parcel 1.

Figure 4



Proposed CMP Amendment Land Use Plan (2023)

Public Utilities and Services

Water and Wastewater

Given the residential developments within and surrounding Copper Falls, the allowance of a multifamily housing option will not put excess strain on existing infrastructure, alter acceptable land use patterns, nor affect the existing character of the area. The proposed change to allow multifamily development on Parcel 1 does not pose a threat to the existing plans for the area and instead presents and exciting opportunity for the developer, existing community, and the potential residents it will serve.

While a proposed multifamily residential use would require more water and sewer capacity demands than a commercial site would, as shown with the demand calculations in ***Table 4*** and ***5***, the impacts to the surrounding infrastructure would be minimal. The project is a part of the Phase 3 water demands and sewer Outfall #1 South, as detailed in the Preliminary Master Water and Wastewater Reports for Copper Falls CMP, prepared by Wood Patel in 2018.

Based on Table 3 of Section 3-1 of the Buckeye Engineering Design Standards, required fire flow for commercial developments is 3,000 gallons per minute, whereas the required fire flow for high-density residential developments is 2,000 gallons per minute. Because of this, the change from commercial to high-density residential will not have negative impacts on the existing infrastructure in Miller Road and Southern Avenue. Due to the increase in sewer, one of the pipes previously specified to be 10-inches in diameter in the Preliminary Master Wastewater Report will need to be upsized to be 12-inches in size. This pipe is currently not installed, so upsizing poses no issues. Based on the 2017 City of Buckeye Integrated Water Master Plan, the existing 15-inch sewer in Miller Road has adequate capacity to receive additional flows from this project.

Water and sewer service is provided by City of Buckeye. To take a conservative approach, the numbers calculated in the table below are based on 24 du/acre, representing a worst-case scenario for water demands and wastewater flows. Actual demands, flows, and infrastructure capacities will need to be computed and evaluated during the site planning phase of any future developments. If it is determined during the stie planning phase that additional capacity cannot be supported, developers will need to address that at that time.

Water and wastewater demand calculations for the 2018 CMP and 2023 CMP Amendment are included in the Appendix for further reference as well.

Copper Falls CMP Amendment Water Demand Impacts							
Original CMP Development				*CMP Amendment*			
PHASE	AVERAGE DAY DEMAND	MAX DAY DEMAND	PEAK HOUR DEMAND	PHASE	AVERAGE DAY DEMAND	MAX DAY DEMAND	PEAK HOUR DEMAND
(ID)	MGD (gpm)	MGD (gpm)	MGD (gpm)	(ID)	MGD (gpm)	MGD (gpm)	MGD (gpm)
PHASE 1	0.24 (163)	0.42 (294)	0.71 (490)	**PHASE 1**	0.24 (163)	0.42 (294)	0.71 (490)
PHASE 2	0.15 (105)	0.27 (190)	0.46 (316)	**PHASE 2**	0.15 (105)	0.27 (190)	0.46 (316)
PHASE 3	0.18 (122)	0.32 (220)	0.53 (367)	**PHASE 3***	***0.27 (188)***	***0.48 (333)***	***0.80 (555)***
TOTAL:	**0.56 (390)**	**1.01 (704)**	**1.7 (1,173)**	**TOTAL:***	***0.65 (451)***	***1.18 (819)***	***1.96 (1,361)***

**Indicated values impacted by Copper Falls CMP Amendment.*

Copper Falls CMP Amendment Wastewater Demand Impacts					
Original CMP Development			*CMP Amendment*		
OUTFALL LOCATION	AVERAGE DAY FLOW	PEAK FLOW	OUTFALL LOCATION	AVERAGE DAY FLOW	PEAK FLOW
(ID)	(gpd)	(gpd)	(ID)	(gpd)	(gpd)
OUTFALL #1 SOUTH	109,360	437,440	**OUTFALL #1 SOUTH***	***172,960***	***691,840***
OUTFALL #2 EAST	32,000	128,000	**OUTFALL #2 EAST**	32,000	128,000
OUTFALL #3 EAST	118,020	472,080	**OUTFALL #3 EAST**	118,020	472,080
OUTFALL #4 EAST	18,240	72,960	**OUTFALL #4 EAST**	18,240	72,960
OUTFALL #5 EAST	54,540	218,160	**OUTFALL #5 EAST**	54,540	218,160
OUTFALL #6 EAST	31,500	126,000	**OUTFALL #6 EAST**	31,500	126,000
TOTAL:	**363,660**	**1,454,640**	**TOTAL:***	***427,260***	***1,709,040***

**Indicated values impacted by Copper Falls CMP Amendment.*

Copper Falls CMP Amendment Sewer Pipe Capacity						
Location	Peak Flow	Diameter	Min. Slope	Manning's n	Normal Depth	d/D
	(gpd)	(gpd)	(%)		(in)	
Connection to Southern Ave Sewer	374,400	8.0	0.40	0.013	5.2	0.65
Southern Ave Connection to Ex. Miller Sewer	691,840	12.0	0.19	0.013	5.8	0.49

Fire Protection

The site will be serviced with fire protection from the City of Buckeye. Fire Station 706 is located at 25821 W. Magnolia Street, Buckeye, AZ 85326 approximately 3-miles northwest of the site.

Police Protection

The site will be serviced with police protection from the City of Buckeye. The nearest police station is located at 100 N Apache Road, Suite D, Buckeye, AZ 85326 approximately 2.3 miles southeast of Parcel 1.

Maintenance & Streetlight Improvement District

The amended area is still within the Copper Falls Community Master Plan Maintenance Improvement District (MID) and Streetlight Improvement District (SLID) and will conform as needed to these stipulations.

Traffic

Traffic mitigation measures will be considered using a Traffic Impact Analysis to provide proper access points on the arterial roadways (Miller and Southern) and any warranted traffic signals. Environmental resources will be maintained or preserved if needed, while the provision of open spaces on-site will promote active lifestyles.

City of Buckeye Development Code

The proposed amendment area will comply with the City of Buckeye Development Code. The CMP Amendment has been prepared with reliance on and under the consideration of the current Buckeye Development Code (last amended April 19, 2022).

Conformance with City of Buckeye General Plan

With the need to provide adequate housing options within the City's boundaries, developers' ability to foster quality and livable residences is a necessity in the City's vision. This proposed CMPA supports Buckeye's ambition by allowing developers to implement innovative housing opportunities that align with Buckeye's goals of administering a sustainable and functional residential community.

Demand for housing in the state continues to increase, with a November 2022 study from the ASU Morrison Institute for Public Policy reflecting a 270,000-housing unit shortage. Buckeye is a prospering city and attractive opportunities for employment and livability will continue to drive the demand for housing in the city. The provision of multifamily as an option for Parcel 1 provides an effective transition from the single-family residences in the Copper Falls community to potential commercial uses on the NEC of Miller Road and Southern Road. The following section demonstrates that the additional permitted use for multifamily aligns with Buckeye's need for housing and overall development guidelines. Providing Parcel 1 with this discretion contains mutual benefits for the developer, City, and its residents.

a) Goal G-1

a. To guide a pattern of land use that provides opportunities for diverse, active lifestyles, and excellent quality of life.

By creating an innovative housing option that complements the existing single family housing stock in the area, the provision of high-quality and amenities/open spaces will foster better lives for the residents within it.

b. Policy G-1.1

i. *Development within the Neighborhood land use designation should provide opportunities for inte grated community uses that support and complement the area, such as schools, places of worship, preserved open spaces like parks, public safety facilities, and suportive neighbo rhood commercial and high-density residential uses at appropriate intensities and locations.*

The proposed permitted use change and addition will allow the parcel to provide the necessary open space requirements while providing higher density housing options.

b) Goal G-2

a. *Residential development is considerate of existing adjacent residential development.*

With the proposed multifamily residential product, there is an opportunity to provide a needed transition between the single family in the Copper Falls Community Master Plan and the commercial areas adjacent to the site.

b. Policy G-2.2

i. *Multifamily development should provide enhanced architectural and / or site design features and provide appropriate buffers and/or setbacks when adjacent to existing single-family residential uses.*

The proposed product will feature intentional design features with high quality amenities and housing for potential residents. The appropriate setbacks and landscape buffers will be provided according to the Development Code.

c) Goal G-7

a. *Buckeye has a strong employment base providing a range of job opportunities with competitive salaries.*

The continued attractiveness of Buckeye as a hub for economic activity and job growth will warrant the need for increased housing supply as the population living and working in the City expands.

d) Goal G-17

a. *Buckeye has a diverse stock of housing types, styles, and options for all incomes.*

The provision of high-quality multi-family housing can assist the City in reaching its goal to diversify the housing available in Buckeye while also accommodating a variety of incomes. Allowing multifamily housing on this parcel will provide the possibility to develop increased affordable residential product in Buckeye.

e) Goal G-19

a. *Buckeye has attractive, high quality, and healthy neighborhoods.*

This proposed permitted use, and the adjacent residential developments can cohesively function to provide diverse housing opportunities that mirror the General Plan's goals for thriving neighborhoods with character.

Conclusion

Melcor is a committed partner in the City of Buckeye and looks forward to moving this development forward with an option for multifamily development in the future. We are respectfully asking for support and approval of the Major Community Master Plan Amendment request proposed in this narrative.

APPENDIX

UPDATED CMP EXHIBITS

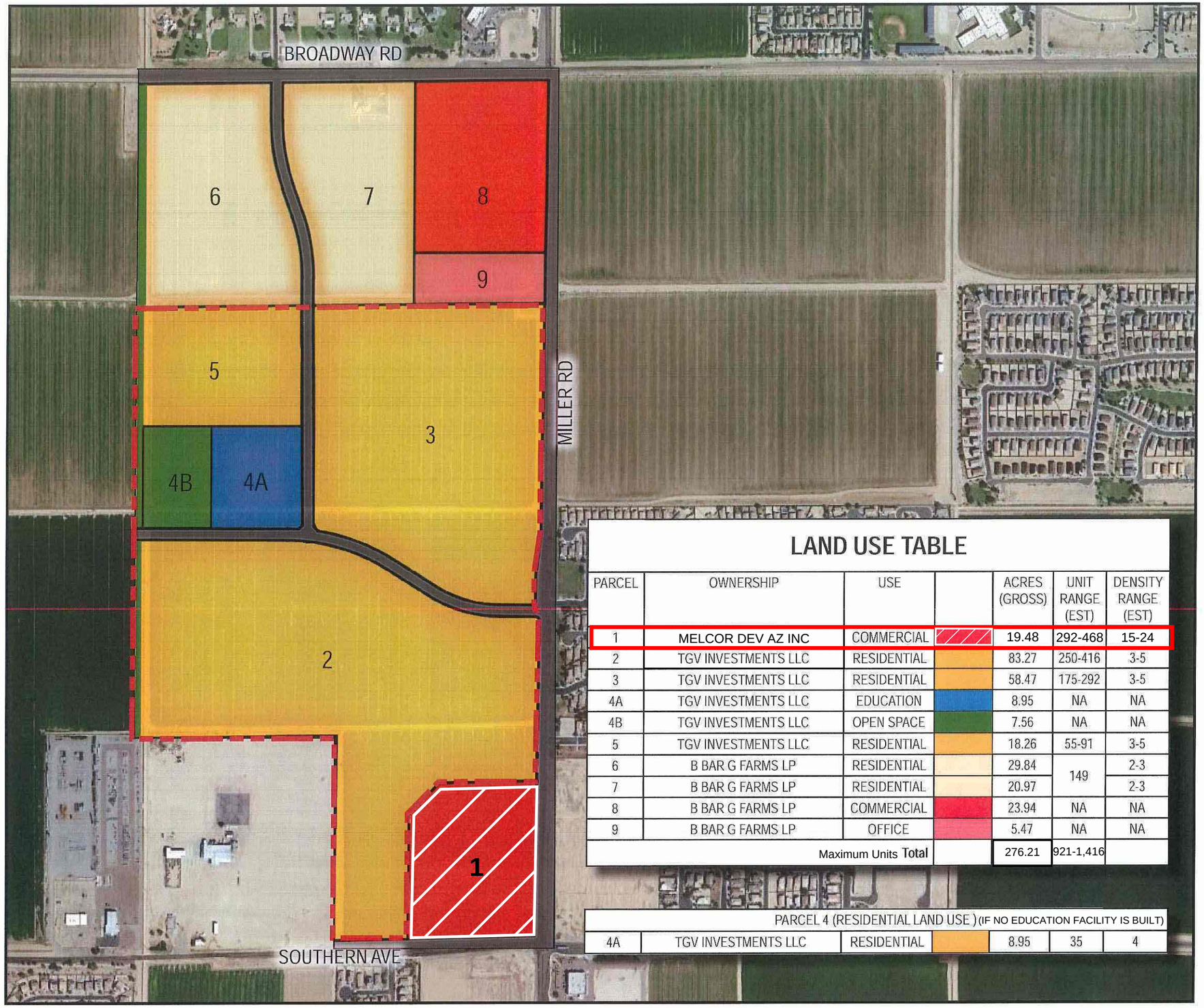
Land Use Master Plan

CMPA EXHIBITS

Legal Description

Copper Falls 2018 CMP & 2023 CMPA Water and Sewer Calculations

LAND USE MASTER PLAN



LAND USE TABLE

PARCEL	OWNERSHIP	USE		ACRES (GROSS)	UNIT RANGE (EST)	DENSITY RANGE (EST)
1	MELCOR DEV AZ INC	COMMERCIAL		19.48	292-468	15-24
2	TGV INVESTMENTS LLC	RESIDENTIAL		83.27	250-416	3-5
3	TGV INVESTMENTS LLC	RESIDENTIAL		58.47	175-292	3-5
4A	TGV INVESTMENTS LLC	EDUCATION		8.95	NA	NA
4B	TGV INVESTMENTS LLC	OPEN SPACE		7.56	NA	NA
5	TGV INVESTMENTS LLC	RESIDENTIAL		18.26	55-91	3-5
6	B BAR G FARMS LP	RESIDENTIAL		29.84	149	2-3
7	B BAR G FARMS LP	RESIDENTIAL		20.97		2-3
8	B BAR G FARMS LP	COMMERCIAL		23.94	NA	NA
9	B BAR G FARMS LP	OFFICE		5.47	NA	NA
		Maximum Units Total		276.21	921-1,416	

PARCEL 4 (RESIDENTIAL LAND USE) (IF NO EDUCATION FACILITY IS BUILT)						
4A	TGV INVESTMENTS LLC	RESIDENTIAL		8.95	35	4

COPPER FALLS

2018 COMMUNITY MASTER PLAN

EXHIBIT: 7

LAND USE MASTER PLAN

LEGEND:

CMP AMENDMENT AREA

NORTH NO SCALE

DATE: 10.08.2018

901 East Madison Street
Phoenix, Arizona 85034
P 602.254.9600
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture | Branding

16

LEGAL DESCRIPTION

January 16, 2023
Project # 050965-01-406

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 30, FROM WHICH POINT THE EAST QUARTER CORNER OF SAID SECTION 30 BEARS NORTH 00°38’11” EAST, A DISTANCE OF 2618.75 FEET;

THENCE SOUTH 88°41’26” WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 849.34 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°37’21” EAST, A DISTANCE OF 834.53 FEET;

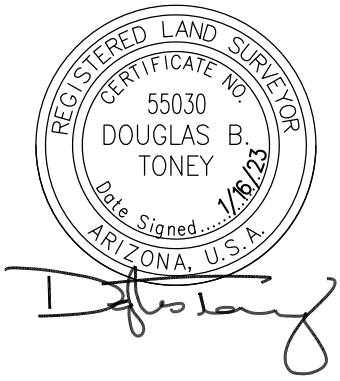
THENCE NORTH 44°39’05” EAST, A DISTANCE OF 266.22 FEET;

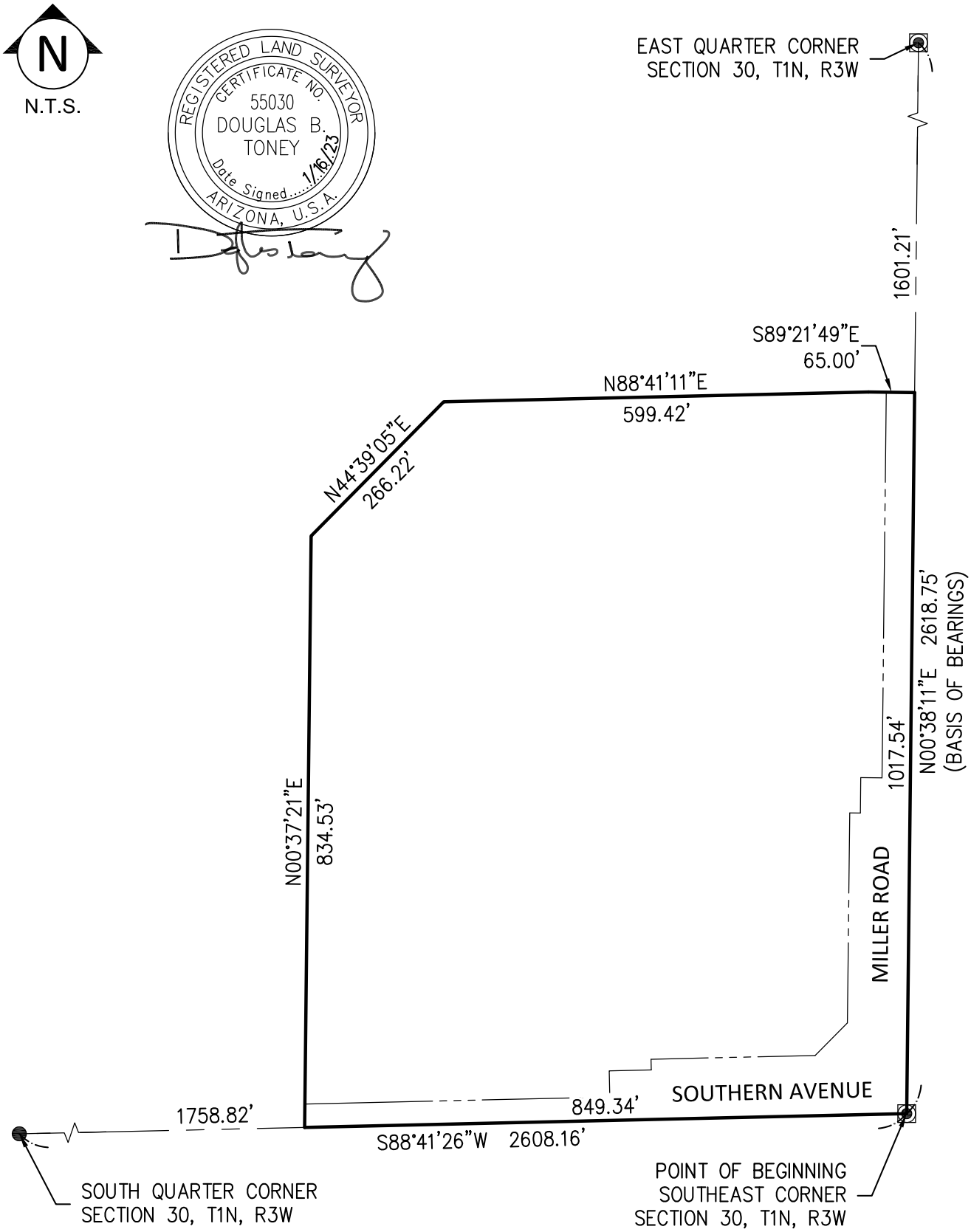
THENCE NORTH 88°41’11” EAST, A DISTANCE OF 599.42 FEET;

THENCE SOUTH 89°21’49” EAST, A DISTANCE OF 65.00 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 00°38’11” WEST, ALONG SAID EAST LINE, A DISTANCE OF 1017.54 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 848,518 SQ.FT. OR 19.4793 ACRES, MORE OR LESS.





SHEET 1 OF 1	DATE: 1/16/23	EXHIBIT	
		BY: DT	CHK:	QC:
		BCG PROJECT NO: 050965-01 TASK: 406 CLIENT REF NO:	

Bowman CONSULTING
1600 N Desert Drive, #210
Tempe, AZ 85288
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowman.com

2018 CMP & 2023 CMPA WATER AND SEWER DEMAND CALCULATIONS

WATER DEMAND CALCULATIONS - 2018 CMP

Bowman

Project: Copper Falls 2023 Major CMP Ammendment
Project #: 050695-01-001
Prepared By: PS Date: 11/17/2023

Land Use	Units	Area	Average Day Demand	Maximum Day Demand 1.8 x ADD	Peak Hour Demand 3.0 x ADD
Phase 1					
Low and Medium Density Residential	323	--	155,040 gpd	279,072 gpd	465,120 gpd
School	--	16	80,000 gpd	144,000 gpd	240,000 gpd
Phase 1 Total	***--***	***--***	***0.24 MGD***	***0.42 MGD***	***0.71 MGD***
Phase 2					
Low and Medium Density Residential	316	--	151,680 gpd	273,024 gpd	455,040 gpd
Phase 2 Total	***--***	***--***	***0.15 MGD***	***0.27 MGD***	***0.46 MGD***
Phase 3					
Low and Medium Density Residential	149	--	71,520 gpd	128,736 gpd	214,560 gpd
Commercial	--	52	104,468 gpd	188,042 gpd	313,404 gpd
Phase 3 Total	***--***	***--***	***0.18 MGD***	***0.32 MGD***	***0.53 MGD***
Grand Total	***--***	***--***	***0.56 MGD***	***1.01 MGD***	***1.69 MGD***

Average Day Unit Demand*	
Low and Medium Density Residential	480 gpd/du
High Density Residential	283 gpd/du
School	5,000 gpd/ac
Commercial	2,009 gpd/ac

*Obtained from Table 1 of Section 3-1 of the City of Buckeye Engineering Design Standards and Details

WATER DEMAND CALCULATIONS - 2023 CMP AMMENDMENT

Bowman

Project: Copper Falls 2023 Major CMP Ammendment
Project #: 050695-01-001
Prepared By: PS Date: 11/17/2023

Land Use	Units	Area	Average Day Demand	Maximum Day Demand 1.8 x ADD	Peak Hour Demand 3.0 x ADD
Phase 1					
Low and Medium Density Residential	323	--	155,040 gpd	279,072 gpd	465,120 gpd
School	--	16	80,000 gpd	144,000 gpd	240,000 gpd
Phase 1 Total	***--***	***--***	***0.24 MGD***	***0.42 MGD***	***0.71 MGD***
Phase 2					
Low and Medium Density Residential	316	--	151,680 gpd	273,024 gpd	455,040 gpd
Phase 2 Total	***--***	***--***	***0.15 MGD***	***0.27 MGD***	***0.46 MGD***
Phase 3					
Low and Medium Density Residential	149	--	71,520 gpd	128,736 gpd	214,560 gpd
High Density Residential	468	--	132,444 gpd	238,399 gpd	397,332 gpd
Commercial	--	32	64,288 gpd	115,718 gpd	192,864 gpd
Phase 3 Total	***--***	***--***	***0.27 MGD***	***0.48 MGD***	***0.80 MGD***
Grand Total	***--***	***--***	***0.65 MGD***	***1.18 MGD***	***1.96 MGD***

Average Day Unit Demand*	
Low and Medium Density Residential	480 gpd/du
High Density Residential	283 gpd/du
School	5,000 gpd/ac
Commercial	2,009 gpd/ac

*Obtained from Table 1 of Section 3-1 of the City of Buckeye Engineering Design Standards and Details

WASTEWATER FLOW CALCULATIONS - 2018 CMP

Bowman

Project: Copper Falls 2023 Major CMP Ammendment
Project #: 050695-01-001
Prepared By: PS 11/17/2023

Land Use	Acreage (ac)	Dwelling Units	Students (School)	Average Day Flow (ADF)	Peaking Factor	Peak Day Flow PF x ADF
Outfall 1						
Medium Density Residential	--	248	--	79,360 gpd	4.0	317,440 gpd
Commercial	20	--	--	30,000 gpd	4.0	120,000 gpd
Outfall 1 Total	**--**	**--**	**--**	***109,360 gpd***	***4.0***	***437,440 gpd***
Outfall 2						
Medium Density Residential	--	100	--	32,000 gpd	4.0	128,000 gpd
Outfall 2 Total	**--**	**--**	**--**	***32,000 gpd***	***4.0***	***128,000 gpd***
Outfall 3						
Medium Density Residential	--	236		75,520 gpd	4.0	302,080 gpd
School	--	--	850	42,500 gpd	4.0	170,000 gpd
Outfall 3 Total	**--**	**--**	**--**	***118,020 gpd***	***4.0***	***472,080 gpd***
Outfall 4						
Medium Density Residential	--	57	--	18,240 gpd	4.0	72,960 gpd
Outfall 4 Total	**--**	**--**	**--**	***18,240 gpd***	***4.0***	***72,960 gpd***
Outfall 5						
Medium Density Residential		147	--	47,040 gpd	4.0	188,160 gpd
Commercial	5	--	--	7,500 gpd	4.0	30,000 gpd
Outfall 5 Total	**--**	**--**	**--**	***54,540 gpd***	***4.0***	***218,160 gpd***
Outfall 6						
Medium Density Residential	21	--	--	31,500 gpd	4.0	126,000 gpd
Outfall 6 Total		**--**	**--**	***31,500 gpd***	***4.0***	***126,000 gpd***
Grand Total	**--**	**--**	**--**	***363,660 gpd***	***4.0***	***1,454,640 gpd***

Average Day Flow*	
Low/Medium Density Residential**	320 gpd/du
High Density Residential	200 gpd/du
Commercial/Mixed use	1,500 gpd/du
School	50 gpd/student
Peaking Factor (PF)	4.0 x ADF

*Obtained from Table 1 of Section -1 of the City of Buckeye Engineering Design Standards and Details

**Current Flow Value is 256 gpd/du. 320gpd/du kept in accordance with Copper Falls CMP

WASTEWATER FLOW CALCULATIONS - 2023 CMP AMMENDMENT

Bowman

Project: Copper Falls 2023 Major CMP Ammendment
Project #: 050695-01-001
Prepared By: PS 11/17/2023

Land Use	Acreage (ac)	Dwelling Units	Students (School)	Average Day Flow (ADF)	Peaking Factor	Peak Day Flow PF x ADF
Outfall 1						
Medium Density Residential	--	248	--	79,360 gpd	4.0	317,440 gpd
High Density Residential	--	468	--	93,600 gpd	4.0	374,400 gpd
Outfall 1 Total	**--**	**--**	**--**	***172,960 gpd***	***4.0***	***691,840 gpd***
Outfall 2						
Medium Density Residential	--	100	--	32,000 gpd	4.0	128,000 gpd
Outfall 2 Total	**--**	**--**	**--**	***32,000 gpd***	***4.0***	***128,000 gpd***
Outfall 3						
Medium Density Residential	--	236		75,520 gpd	4.0	302,080 gpd
School	--	--	850	42,500 gpd	4.0	170,000 gpd
Outfall 3 Total	**--**	**--**	**--**	***118,020 gpd***	***4.0***	***472,080 gpd***
Outfall 4						
Medium Density Residential	--	57	--	18,240 gpd	4.0	72,960 gpd
Outfall 4 Total	**--**	**--**	**--**	***18,240 gpd***	***4.0***	***72,960 gpd***
Outfall 5						
Medium Density Residential	--	147	--	47,040 gpd	4.0	188,160 gpd
Commercial	5	--	--	7,500 gpd	4.0	30,000 gpd
Outfall 5 Total	**--**	**--**	**--**	***54,540 gpd***	***4.0***	***218,160 gpd***
Outfall 6						
Medium Density Residential	21	--	--	31,500 gpd	4.0	126,000 gpd
Outfall 6 Total	**--**	**--**	**--**	***31,500 gpd***	***4.0***	***126,000 gpd***
Grand Total	**--**	**--**	**--**	***427,260 gpd***	***4.0***	***1,709,040 gpd***

Average Day Flow*	
Low/Medium Density Residential**	320 gpd/du
High Density Residential	200 gpd/du
Commercial/Mixed use	1,500 gpd/du
School	50 gpd/student
Peaking Factor (PF)	4.0 x ADF

*Obtained from Table 1 of Section -1 of the City of Buckeye Engineering Design Standards and Details

**Current Flow Value is 256 gpd/du. 320gpd/du kept in accordance with Copper Falls CMP

Bowman

CITIZEN PARTICIPATION REPORT

Project: Melcor Development – Miller & Southern
Bowman Job No.: 050965-01-001
City of Buckeye Case Number: PLZZ-23-00011

Date: March 25, 2024

---

1) Introduction

As part of the Community Master Plan Major Amendment (CMPA) process, the applicant, Melcor Development, is required to hold a neighborhood meeting and two public hearings to encourage public participation. These meetings are an opportunity for the applicant to present their project, solicit feedback and address issues and concerns.

This Citizen Participation Report (CPR) conforms to the requirements set forth in the City of Buckeye Development Code Section 8.2.3.H - Citizen Participation Report. This process provides an opportunity for public information and engagement.

2) Project Description

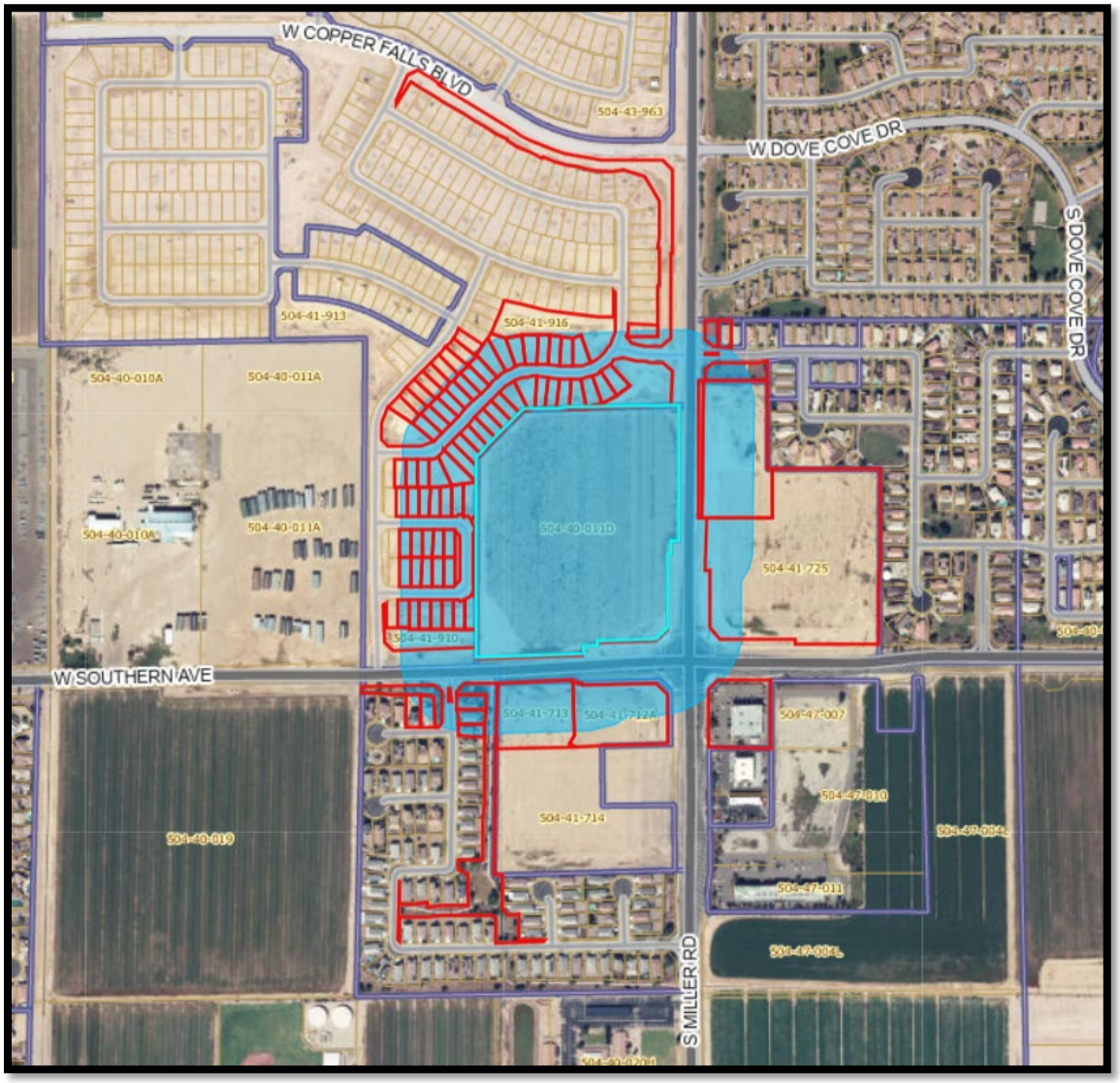
The subject property is located at the northwest corner of Miller Road and Southern Avenue. See ***Figure 1-Location Map.*** The limits of the Copper Falls CMP and adjacent parcels are located within the City of Buckeye or unincorporated Maricopa County jurisdictional limits. Melcor is seeking to add multifamily as a permitted use within the Commercial land use designation within the existing CMP.

Figure 1: Location Map

3) Stakeholders/Homeowners Associations (HOA) Affected by the Proposal

This site is surrounded by single family homes, vacant land, and commercial operation sites within 300-feet of Parcel 1 within Copper Falls. The single-family homes to the north and west are currently maintained by the following owners: AG EHC II NWHM Multi State 4 LLC, TNHC Arizona Marketing LLC, and the Copper Falls Homeowners Association.

Property owners within 300-feet of the Copper Falls Community Master Plan are attached to this plan as taken from the Maricopa County Assessor's Office buffer shown below.



4) Notification Process

Individuals interested in or potentially affected by this application will be notified in accordance with the City of Buckeye requirements of the Development Code Table 8.2-1: Notice Requirements for Amendment to Community Master Plan:

a) Neighborhood Meeting
   i) One (1) neighborhood meeting will be held informing project type and presenting the proposed layout to solicit public input.
   ii) Notification to property owners within 300-feet of the subject property will be by first class mail a minimum of 15-days prior to the meeting with information on joining.
   iii) The neighborhood meeting will be held in-person at Bales Elementary School.
   iv) The applicant shall notify the Development Services Department in via email of the meeting date, time, and location no less than 14 days prior to the scheduled date of the meeting.

b) Public Hearing
   i) Mailed Notice
      (1) Applicant shall provide the Development Services Director a list of applicable property owners and organizations within 300-feet of subject property.
      (2) Applicant shall deposit notices via first class mail at least 15 days prior to scheduled hearing date to applicable property owners and organizations.
      (3) Applicant shall provide a written "Affidavit of Mailing" to the Development Services Department certifying that all required notices were timely mailed prior to or 15-days before the hearing.

   ii) Published Notice
      (1) The applicant shall publish notice in the Arizona Republic at least 15 but not more than 45 days before the scheduled hearing date.
      (2) Applicant shall provide an "Proof of Publication" to the Development Services Department not less than 15-days before the hearing.

   iii) Posted Notice
      (1) Applicant shall post at least two signs on the parcel that is the subject of the Major CMP Amendment application at least 15 days prior to the public hearing. The sign shall be posted in a prominent place, clearly visible from a major arterial street.
      (2) Applicant shall provide "Affidavit of Posting" to the Development Services Department not less than 15-days before the hearing.

5) Citizen Participation Report (CPR)
   Prior to the public hearing, the applicant will provide a CPR to the Development Services Department to provide written documentation. Within this report the following information will be reflected.
   a) Date and location of meeting
   b) Information collected from the public at the neighborhood meeting.
   c) Content of, dated mailed, and numbers of mailings including letters, meeting notices, newsletters, and other publications.
   d) Locations of residents, property owners, and interested parties who received notifications.
   e) Number of residents who participated in the process.
   f) Summary of concerns, issues and problems expressed during the process with how the applicant is addressing these concerns or how they are unwilling or unable to address.

Summary

Neighborhood Meeting

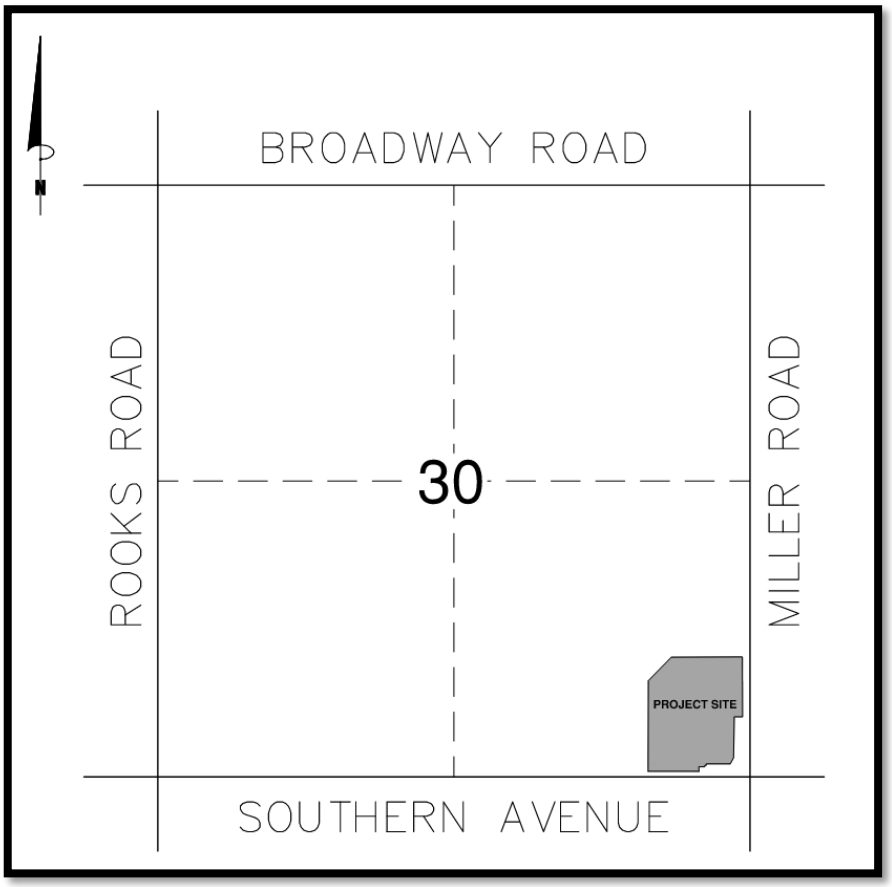
On September 18th, 2023, Bowman sent out a letter to all property owners within 300-feet of the Copper Falls Community Master Plan. Refer to the attached letter and affidavit. The property owners who received the letter were reflected earlier in this document and shown on the Maricopa County Assessor's Map. Affidavit of Mailing has been provided to the Development Services Department by Bowman.

On October 5th, 2023, at 6PM Bowman held a neighborhood meeting at Bales Elementary School Library in Buckeye, Arizona. The people in attendance were Malik Brown and Johan Santiesteban from Bowman, Hobart Wingard, Planner at the City of Buckeye, and Brian Greathouse, the client's zoning attorney. No citizens attended the meeting.

Tuesday, September 19, 2023

Dear Neighbor,

Melcor Developments is reaching out to you to share information on our upcoming Major Community Master Plan Amendment (Case No. PLZZ-23-00011) for the Miller & Southern project. The parcel located on the Northwest Corner of Miller Rd & Southern Ave proposes the addition of multifamily residential as a permitted use to the existing commercial land use designation within the existing Copper Falls CMP.



Vicinity Map

As part of the public process, we are required to provide notification of the following meeting:

1) Neighborhood Meeting
    a. In-Person Meeting Date: October 5, 2023
    b. Address: Bales Elementary School Library
    c. Time: 6:00 PM

For additional information, please contact the Development Services Department at (623) 349-6211.

We are available to discuss any concerns or comments you may have. Please feel free to email Malik Brown with your questions.

Thank you.

Malik Brown
Planner II
(623) 299-8991
mbrown@bowman.com

Geoff Bobiy
Development Manager
(403) 270-1287
gbobiy@melcor.ca

MELCOR DEVELOPMENTS ARIZONA INC
6930 E CHAUNCEY LN 135
SCOTTSDALE, AZ 85254

SOARES MIGUEL NUNO AVILA
TAVARES/FRANCO
25260 W PLEASEANT LN
BUCKEYE, AZ 85326

RUIZ JUAN CARLOS AGUILAR
6067 S 252ND DR
BUCKEYE, AZ 85326

CVS 5934 AZ L L C
WOONSOCKET, RI 2895

JOHN MORRIS CO INC ETAL
6 CORTE CAMELLIA
MILLBREA, CA 94030

HILL KAITLIN
25076 W WAYLAND DR
BUCKEYE, AZ 85326

JONES EDWARD
25270 W PLEASANT LN
BUCKEYE, AZ 85326

STANBERRY JUSTIN
6049 S 252ND DR
BUCKEYE, AZ 85326

FRANCISCO AND JOSEFA GONZALEZ
3675 SANTA ELENA CIR
CORONA, CA 92882

MILLER MANOR HOMEOWNERS ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 85201

MORRIS CHRISTINA /PIATKOWSKI JANE
6083 S 252ND DR
BUCKEYE, AZ 85326

MILLER PARK HOMEOWNERS ASSOCIATION INC
PO BOX 14000
SUN LAKES, AZ 85248

FORESTAR USA REAL ESTATE GROUP INC
2221 E. LAMAR BLVD. STE 790
ARLINGTON, TX 76006

Affidavit of Mailing Notice

Case Number: PLZZ-23-00011

Project Name: Southern and Miller

Applicant Name: Dawn Marie Fortuna, AICP

Location: NWC of Miller Rd and Southern Ave, Section 30, Township 1N, Range 3W

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statue, the applicant for public hearings in the City of Buckeye shall secure the names and addresses of all property owners within 300 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and shall send the public hearing notice to each said owner no less than fifteen (15) days prior to the public hearing date.

I confirm that I secured the names and addresses of all property owners within 300 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and did send the public hearing notice to each said owner no less than fifteen (15) days prior to the public hearing

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: _____

SUBSCRIBED AND SWORN before me this 21 day of March, 2024, by:

_____
Notary Public

MICHELLE NUNEZ
NOTARY PUBLIC - STATE OF ARIZONA
MARICOPA COUNTY
COMMISSION # 203329449
My Comm. Expires October 12, 2025

My Commission Expires:

10/12/25

Bowman Consulting
6751 North Sunset Blvd, Suite 325
Glendale, AZ 85305
050965-01-001

Retail

85201

RDC 99

U.S. POSTAGE PAID
FCM LETTER
GLENDALE, AZ 85301
SEP 18, 2023

$0.66

R2304N118167-02

MILLER MANOR HOMEOWNERS
ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 85201

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6751 North Sunset Blvd, Suite 325
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Retail

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MELCOR DEVELOPMENTS ARIZONA INC
6930 E CHAUNCEY LN 135
SCOTTSDALE, AZ 85254

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6751 North Sunset Blvd, Suite 325
Glendale, AZ 85305
050965-01-001

Retail

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GLENDALE, AZ 85301
SEP 18, 2023

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CVS 5934 AZ L L C
WOONSOCKET, RI 02895
1054 Cass Ave

Bowman Consulting
6751 North Sunset Blvd, Suite 325
Glendale, AZ 85305
050965-01-001

Retail

85248

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ASSOCIATION INC
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BUCKEYE, AZ 85326

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Glendale, AZ 85305
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Retail

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Retail

92882

RDC 99

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SEP 18, 2023

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CORONA, CA 92882

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SEP 18, 2023

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SEP 18, 2023

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R2304N118167-02

RUIZ JUAN CARLOS AGUILAR
6067 S 252ND DR
BUCKEYE, AZ 85326

Bowman Consulting
6751 North Sunset Blvd, Suite 325
Glendale, AZ 85305
050965-01-001

Retail

94030

RDC 99

U.S. POSTAGE PAID
FCM LETTER
GLENDALE, AZ 85301
SEP 18, 2023

$0.66

R2304N118167-02

JOHN MORRIS CO INC ETAL
6 CORTE CAMELLIA
MILLBREA, CA 94030

Bowman Consulting
6751 North Sunset Blvd, Suite 325
Glendale, AZ 85305
050965-01-001

Retail

76006

RDC 99

U.S. POSTAGE PAID
FCM LETTER
GLENDALE, AZ 85301
SEP 18, 2023

$0.66

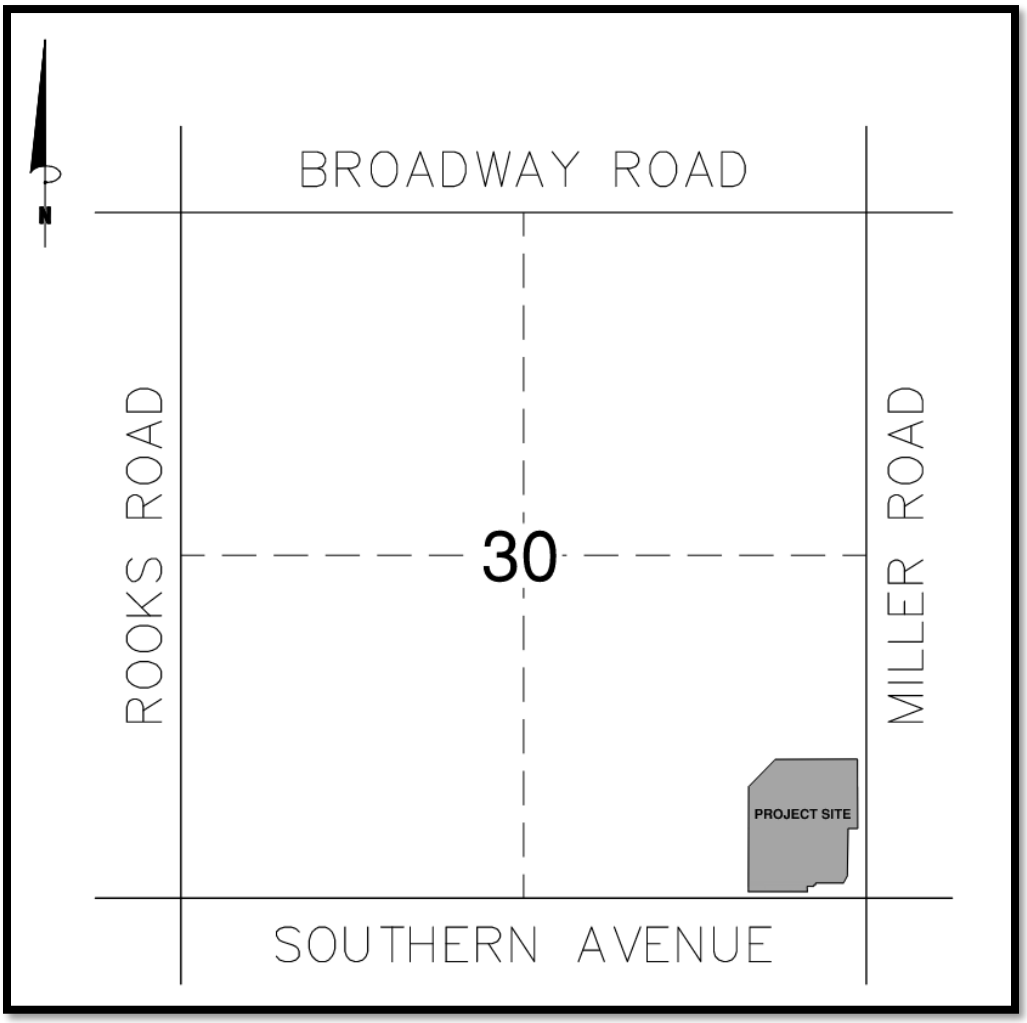
R2304N118167-02

FORESTAR USA REAL ESTATE GROUP INC
2221 E. LAMAR BLVD. STE 790
ARLINGTON, TX 76006

Thursday, March 21, 2024

Dear Neighbor,

Melcor Developments is reaching out to you to share information on our upcoming Community Master Plan Amendment (Case No. PLZZ-23-00011) for the Miller & Southern project. The parcel located on the Northwest Corner of Miller Rd & Southern Ave is seeking to allow multifamily residential as a development option on Parcel 1 under its current Commercial land use within Copper Falls.



Vicinity Map

As part of the public process, we are required to provide notification of the following meetings:

1) Planning & Zoning Commission Meeting
    a. NOTICE IS HEREBY GIVEN that the City of Buckeye Planning and Zoning Commission will hold a public hearing on Tuesday, April 9th, 2024, to be held at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following request:

    Case No. PLZZ-23-00011: Request by Dawn Marie Fortuna, AICP for the approval of a Community Master Plan Amendment to request multifamily to be a permitted use under its current Commercial land use within Parcel 1 of the Copper Falls Community Master Plan located at the NWC of Miller Rd and Southern Ave, Section 30, Township 1N, Range 3W.

    For additional information, please contact the Development Services Department at (623) 349-6211.

2) City Council Meeting
    a. NOTICE IS HEREBY GIVEN that the City of Buckeye City Council will hold a public hearing on Tuesday, May 7th, 2024, to be held at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following request:

    Case No. PLZZ-23-00011: Request by Dawn Marie Fortuna, AICP for the approval of a Community Master Plan Amendment to request multifamily to be a permitted use under its current Commercial land use within Parcel 1 of the Copper Falls Community Master Plan located at the NWC of Miller Rd and Southern Ave, Section 30, Township 1N, Range 3W.

    For additional information, please contact the Development Services Department at (623) 349-6211.

Additionally, we are available to discuss any concerns or comments you may have. Please feel free to email Dawn Fortuna with your questions.

Thank you.

Dawn Marie Fortuna, AICP
Principal Planner
(480) 772-7271
dfortuna@bowman.com

Malik Brown
Planner II
(623) 299-8991
mbrown@bowman.com

Geoff Bobiy
Development Manager
(403) 270-1287
gbobiy@melcor.ca

MELCOR DEVELOPMENTS ARIZONA INC
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HILL KAITLIN A
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25260 W PLEASANT LN
BUCKEYE, AZ 85326

JONES EDWARD L
25270 W PLEASANT LN
BUCKEYE, AZ 85326

MORRIS CHRISTINA /PIATKOWSKI JANE J
6083 S 252ND DR
BUCKEYE, AZ 85326

RUIZ JUAN CARLOS AGUILAR
6067 S 252ND DR
BUCKEYE, AZ 85326

STANBERRY JUSTIN
6049 S 252ND DR
BUCKEYE, AZ 85326

MILLER PARK HOMEOWNERS ASSOCIATION INC
PO BOX 14000
SUN LAKES, AZ 85248

CVS 5934 AZ L L C
WOONSOCKET, RI 2895

FRANCISCO AND JOSEFA GONZALEZ TR/GONZALEZ A
3675 SANTA ELENA CIR
CORONA, CA 92882

AG EHC II NWHM MULTI STATE 4 LLC
245 PARK AVE FL 26TH
NEW YORK, NY 10167

TNHC ARIZONA MARKETING LLC
8501 N SCOTTSDALE RD STE 280
PARADISE VALLEY, AZ 85253

COPPER FALLS HOMEOWNERS' ASSOCIATION
1600 W BROADWAY RD STE 200
TEMPE, AZ 85282

JOHN MORRIS CO INC ETAL
6 CORTE CAMELLIA
MILLBREA, CA 94030

Affidavit of Mailing Notice

Case Number: PLZZ-23-00011

Project Name: Southern and Miller

Applicant Name: Dawn Marie Fortuna, AICP

Location: NWC of Miller Rd and Southern Ave, Section 30, Township 1N, Range 3W

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statue, the applicant for public hearings in the City of Buckeye shall secure the names and addresses of all property owners within 300 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and shall send the public hearing notice to each said owner no less than fifteen (15) days prior to the public hearing date.

I confirm that I secured the names and addresses of all property owners within 300 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and did send the public hearing notice to each said owner no less than fifteen (15) days prior to the public hearing

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: _____

SUBSCRIBED AND SWORN before me this 21 day of March, 2024, by:

_____
Notary Public

MICHELLE NUNEZ
NOTARY PUBLIC - STATE OF ARIZONA
MARICOPA COUNTY
COMMISSION # 203329449
My Comm. Expires October 12, 2025

My Commission Expires:

10/12/25

BOWMAN CONSULTING
6751 NORTH SUNSET BLVD, SUITE 325
GLENDALE, AZ 85305
050965-01-001

UNITED STATES POSTAGE
PITNEY BOWES
$000.64⁰
02 1P
0002039675 MAR 21 2024
MAILED FROM ZIP CODE 85281

MILLER MANOR HOMEOWNERS
ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 85201

BOWMAN CONSULTING
6751 NORTH SUNSET BLVD, SUITE 325
GLENDALE, AZ 85305
050965-01-001

UNITED STATES POSTAGE
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02 1P
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MAILED FROM ZIP CODE 85281

MELCOR DEVELOPMENTS ARIZONA INC
6930 E CHAUNCEY LN 135
SCOTTSDALE, AZ 85254

BOWMAN CONSULTING
6751 NORTH SUNSET BLVD, SUITE 325
GLENDALE, AZ 85305
050965-01-001

UNITED STATES POSTAGE
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$000.64⁰
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0002039675 MAR 21 2024
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HILL KAITLIN A
25076 W WAYLAND DR
BUCKEYE, AZ 85326

BOWMAN CONSULTING
6751 NORTH SUNSET BLVD, SUITE 325
GLENDALE, AZ 85305
050965-01-001

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SOARES MIGUEL NUNO AVILA
TAVARES/FRANCO A M
25260 W PLEASANT LN
BUCKEYE, AZ 85326

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AG EHC II NWHM MULTI STATE 4 LLC
245 PARK AVE FL 26TH
NEW YORK, NY 10167

Affidavit of Sign Posting

Case Number:	PLZZ-23-00011
Project Name:	Southern and Miller
Applicant Name:	Dawn Marie Fortuna, AICP
Location:	NWC of Miller Rd and Southern Ave, Section 30, Township 1N, Range 3W

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statue, the **applicant** for public hearings in the City of Buckeye shall post signs as prescribed by the "City of Buckeye Site Posting Requirements." **It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property and to update the hearing information on the sign until the final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within ten (10) days after the final disposition of the case.**

I confirm that the site has been posted as detailed by the City of Buckeye Site Posting Requirements for the case above and the site was posted at least fifteen (15) days prior to the public hearing.

See attached date stamped photo exhibit of posted signs.

Applicant's / Representative's signature: _____

SUBSCRIBED AND SWORN before me this 25 day of March, 2024, by:

_____
Notary Public

MICHELLE NUNEZ
NOTARY PUBLIC - STATE OF ARIZONA
MARICOPA COUNTY
COMMISSION # 203329449
My Comm. Expires October 12, 2025

My Commission Expires:
10/12/2025

CITY OF BUCKEYE
PUBLIC HEARING
PLANNING AND ZONING COMMISSION: April 9th, 2024 AT 6:00 P.M
CITY COUNCIL: May 7th, 2024 AT 6:00 P.M.
LOCATION OF HEARINGS: CITY COUNCIL CHAMBERS, 530 EAST MONROE AVENUE, BUCKEYE, AZ 85326
REQUEST: Community Master Plan Amendment
PROPOSAL: Request multifamily to be a permitted use under it's current Commercial land use with Parcel 1 of the Copper Falls Community Master Plan
GENERAL LOCATION: NWC Miller Rd & Southern Ave
SIZE: 19.47 AC
CASE #: PLZZ-23-00011
APPLICANT/CONTACT: Dawn Marie Fortuna, AICP
PHONE: 623-200-5656
DEVELOPMENT SERVICES DEPARTMENT
623-349-6207
POSTING DATE: 3/25/2024
W SOUTHERN AVE
Estrella
Kathy's Nails
Maps
Mar 25, 2024 at 7:54:54 AM
25158–25206 W Southern Ave
Buckeye AZ
United States

CITY OF BUCKEYE
PUBLIC HEARING
PLANNING AND ZONING COMMISSION: April 9th, 2024 AT 6:00 P.M
CITY COUNCIL: May 7th, 2024 AT 6:00 P.M.
LOCATION OF HEARINGS: CITY COUNCIL CHAMBERS,
530 EAST MONROE AVENUE, BUCKEYE, AZ 85326
REQUEST: Community Master Plan Amendment
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CASE #: PLZZ-23-00011
APPLICANT/CONTACT: Dawn Marie Fortuna, AICP
PHONE: 623-200-5656
DEVELOPMENT SERVICES DEPARTMENT
623-349-6207
POSTING DATE: 3/25/2024
W SOUTHERN AVE
S MILLER RD
Maps
Mar 25, 2024 at 7:41:56 AM
5818–5834 S Miller Rd
Buckeye AZ
United

THE ARIZONA REPUBLIC

PO Box 194, Phoenix, Arizona 85001-0194

Phone 1-602-444-7315 Fax 1-877-943-0443

This is not an invoice

PNI-Arizona Republic

AFFIDAVIT OF PUBLICATION

MALIK BROWN
6751 N SUNSET BLVD, SUITE 325
GLENDALE, AZ 85305

NOTICE IS HEREBY GIVEN that the City of Buckeye Planning and Zoning Commission will hold a public hearing on Tuesday, April 9th, 2024, to be held at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following request:
Case No. PLZZ-23-00011: Request by Dawn Marie Fortuna, AICP for the approval of a Community Master Plan Amendment to request multifamily to be a permitted use under its current Commercial land use within Parcel 1 of the Copper Falls Community Master Plan located at NWC of Miller Rd and Southern Ave, Section 30, Township 1N, Range 3W.
For additional Information, please contact the Development Services Department at (623) 349-6211.
Pub: March 25, 2024

This is not an invoice

Order # 0005885427 # of Affidavits 1

P.O #

Issues Dated:

03/25/24

STATE OF WISCONSIN
COUNTY OF BROWN } **SS.**

I, being first duly sworn, upon oath deposes and says: That I am the legal clerk of the Arizona Republic, a newspape of general circulation in the counties of Maricopa, Coconino, Pima and Pinal, in the State of Arizona, published weekly at Phoenix, Arizona, and that the copy hereto attached is a true copy of the advertisement published in the said paper in the issue(s) dated indicated.

Sworn to before me this
25 TH day of
MARCH 2024

Notary Public

My Commission expires: 9.29.25

VICKY FELTY
Notary Public
State of Wisconsin

THE ARIZONA REPUBLIC

PO Box 194, Phoenix, Arizona 85001-0194

Phone 1-602-444-7315 Fax 1-877-943-0443

This is not an invoice

PNI-Arizona Republic

AFFIDAVIT OF PUBLICATION

MALIK BROWN
6751 N SUNSET BLVD, SUITE 325
GLENDALE, AZ 85305

NOTICE IS HEREBY GIVEN that the City of Buckeye City Council will hold a public hearing on Tuesday, May 7th, 2024, to be held at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following request:
Case No. PLZZ-23-00011: Request by Dawn Marie Fortuna, AICP for the approval of a Community Master Plan Amendment to request multifamily to be a permitted use under its current Commercial land use within Parcel 1 of the Copper Falls Community Master Plan located at NWC of Miller Rd and Southern Ave, Section 30, Township 1N, Range 3W.
For additional information, please contact the Development Services Department at (623) 349-6211.
Pub: March 25, 2024

This is not an invoice

Order # 0005885428 # of Affidavits 1

P.O #

Issues Dated:

03/25/24

STATE OF WISCONSIN
COUNTY OF BROWN } **SS.**

I, being first duly sworn, upon oath deposes and says: That I am the legal clerk of the Arizona Republic, a newspape of general circulation in the counties of Maricopa, Coconino, Pima and Pinal, in the State of Arizona, published weekly at Phoenix, Arizona, and that the copy hereto attached is a true copy of the advertisement published in the said paper in the issue(s) dated indicated.

Sworn to before me this
25 TH day of
MARCH 2024

Notary Public

My Commission expires: 9.19.25

VICKY FELTY
Notary Public
State of Wisconsin